

RECEIVED

Application No. 1-20 FEB 20 2020 Application Fee \_\_\_\_\_  
Date of Filing 2/20/20 PLANNING / ZONING / ENGINEERING Escrow \_\_\_\_\_

TWP OF BERKELEY HGTS, NJ  
**APPLICATION TO ZONING BOARD OF ADJUSTMENT, Berkeley Heights, NJ**

NOTE: It is the responsibility of the applicant to specify in this application all requests for relief from any section of the ordinance that may be needed. Should any unspecified violation be found prior to or during the course of a public hearing, no such relief can be granted and the case cannot be permitted to proceed without re-advertising the notices. If the failure is not discovered by the Board until it commences its deliberation after closing the public hearing, the result may be a denial of the entire application, or the grant or recommendation that the variance be granted limited to the specific relief requested, which will result in the necessity for a re-application to obtain the remaining relief required.

In the matter of the petition of BILL + LAUREN CRANE for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name BILL + LAUREN CRANE, residing at 151 RUTHERS AVENUE  
Telephone No. (908) 723-3778, Fed.ID# (if applicable) N/A

1. Petitioner is OWNER of property at 151 RUTHERS AVE., Block 1702, Lot 3  
(owner or tenant etc.) on the Tax Map located in the R-15 Zone.

2. The Petitioner is requesting to use the property in the following manner with the following variances required:  
A FRONT YARD SETBACK IS REQUIRED FOR A NEW FRONT PORCH (32.3')  
AND A NEW SECOND STORY ADDITION (37.3') WHEREAS 50' SETBACK IS  
REQUIRED THE EXISTING SETBACK IS NON-CONFORMING AT 37.3'.

3. Does the Application concern a request for Certificate of Nonconformity? NO  
Does the Application concern a Use Variance? NO, and: a) Site Plan NO b) Subdivision NO

NOTE: If Application concerns site plan or subdivision, appropriate plans and additional forms must be filed with the Zoning Board of Adjustment as an additional part of the Application.

4. The proposed building/subdivision/use is contrary to Article 6.2 section 6.1.B of the Zoning Ordinance.

5. a. Description of the Property:

	Required See Attached Schedule 6.1.1.B	Existing	Proposed	Variance Required: Y/N
Lot Area (sq. ft.)	15,000 SF	20,000 SF.	N/A	N
Lot Width	100'	100'	N/A	N
Lot Depth	130'	200'	N/A	N
Front Setback <u>Rutgers Ave</u>	50'	37.3'	37.3' (TO PORCH) / 32.3' (TO PORCH)	Y
Side Setback <u>RIGHT</u>	12'	10.6'	10.6'	N
Side Setback <u>LEFT</u>	12'	10.0'	N/A	N
Combined side setbacks	30'	57.6'	37.4'	N
Front Setback <u>College Ave</u>	50'	130.3'	122.5'	N

b. NOTE: DO NOT INCLUDE DECK IN THIS SECTION:

- 1-Area of existing structures (house, attached garage, covered porch) to remain 1,507. sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 632. sq.ft.
- 3- Total area to be occupied by structures 2,139 sq.ft.
- 4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 98. sq.ft.
- 5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) N/A sq.ft.
- 6-Total area to be occupied by Accessory Items 98. sq.ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 1,605 sq.ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 2,237 sq.ft.

c. Accessory structures (if applicable): N/A

(type: shed, deck pool, etc.)

Proposed Set Backs

Area proposed \_\_\_\_\_ square feet

Maximum height proposed \_\_\_\_\_ feet

Side \_\_\_\_\_

Rear \_\_\_\_\_

	Maximum Allowed	
	R-15/20 Zone	R-10 Zone
d. Coverage (from 5.b., Page 1)		
Existing structures (Item 1/sq. ft. of lot)	<u>7.5</u> percent	20%
Existing accessory items (Item 4/sq. ft. of lot)	<u>.5</u> percent	10%
Total existing lot coverage	<u>8.0</u> percent	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	<u>16.4</u> percent	30%
Proposed structures (Items 1 + 2/sq. ft. of lot)	<u>3.1</u> percent	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	<u>N/A</u> percent	10%
Total proposed lot coverage	<u>11.2</u> percent	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	<u>19.6</u> percent	30%

6. Has there been a previous petition for relief involving the property? NO (if yes, attach Resolution.)

7. Facts in support of petitioner's relief:

EXISTING HOUSE FRONT YARD SETBACK IS NON-CONFORMING

8. Set forth the particular Statute under which this Application is made (N.J.A.C. 17:27-70)

a) Appeal \_\_\_\_\_ b) Interpretation \_\_\_\_\_ c) Hardship  d) Use \_\_\_\_\_

9. Has the Building or Zoning Department examined the plans for the proposed building and refused a building permit? YES if Yes, please attach the Zoning Officer's Denial letter.

10. If the property is not owner occupied, name the Lessee and Use of the existing building and premises. N/A

If the property is not to be owner occupied, name the Lessee and the proposed Use of the building and premises.

11. Attach hereto and made a part hereof are the following:

- a) Complete set of plans of any proposed building alteration or extension, including all items set forth in instructions
- b) 200-foot radius map and copy of certified list (provided by the Township) of property owners within 200 feet
- c) Architectural plans or equivalent

I hereby certify that the above statements made by me and the statements contained in the papers submitted herewith are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

William A. Law  
Petitioner Signature  
151 Rutgers Avenue  
Address

Bill -> 908-358-3862 Lawren -> 908-723-3978

Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_

E-Mail Address  
As-11 -> WScrane87@gmail.com

Lawren -> LCrane978@gmail.com



Berkeley Heights Township  
ZONING & ENGINEERING  
29 PARK AVE  
BERKELEY HEIGHTS, NJ 07922  
908-464-2700, 2115  
TBOCKO@BHTWP.COM

Application Date: 2/10/2020  
Application Number: ZA-20-37  
Permit Number:  
Project Number:

Fee: \$0

## Denial of Application

Date: 2/10/2020

To: CRANE, WILLIAM & LAUREN  
151 RUTGERS AV  
BERKELEY HEIGHTS, NJ 07922

CC: K. Khalaf, AIA  
PO Box 634  
Summit, NJ 07902

RE: 151 RUTGERS AV  
BLOCK: 1702 LOT: 3 QUAL: ZONE: R-15

DEAR CRANE, WILLIAM & LAUREN,

Your request is hereby denied based upon the following requirements:

The applicant is proposing to construct a second story over the entire first floor of this single family ranch style home, new front porfico, construct a new two story addition to the rear, connect an existing detached garage to the principal structure, remove an existing masonry patio and install a new paver patio.

Section 6.1.1B "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance requires a minimum 50' front yard setback, where nonconforming 37.3' is existing and 32.3' is proposed to a new porfico and 37.3' to the new second story addition.

Nonconforming: principal front yard setback, existing shed location

FEMA Flood Zone Determination - Panel 16F Zone X

You have a right to appeal this determination to the Berkeley Heights Zoning Board of Adjustment. Please call Connie Valenti at 908-464-2700, ext., 2124.

Sincerely,

Thomas A. Bocko, Zoning Officer



**LIST OF PROPERTY OWNERS TO BE SERVED NOTICE**  
**TOWNSHIP OF BERKELEY HEIGHTS**

29 PARK AVENUE  
BERKELEY HEIGHTS, NEW JERSEY 07922



PHONE: (908) 464-2700  
FAX: (908) 464-8150

*Read by mail*

The following property owners shall be notified at least 10 days prior to the date set for hearing. The applicant shall clearly indicate the type of service, i.e., P.S. (Personal Service) or R.M.S. (Registered Mail Service) used to notify each owner. See instruction for method of service and filing of affidavit.

Application No.: \_\_\_\_\_ Date Requested: February 27, 2020

Block: 1702 Lot(s): 3 Address: 151 Rutgers Ave

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Address</u>	<u>Service</u>
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SEE ATTACHED LIST

I certify that the above is an accurate and complete list of property owners and addresses as prepared from the most recent tax lists. The owners must be given notice pursuant to NJSA 40:55D-12.

Date: 2/27/2020 Robert M. Edger  
Tax Assessor *RB*

I certify that no taxes, or assessments for local improvements, are due or delinquent on the subject property.

Date: 2-27-2020 Janet DuSoy  
Tax Collector

\* Berkeley Heights, NJ 07922 (unless otherwise noted)

## BERKELEY HEIGHTS

## OWNER &amp; ADDRESS REPORT

02/27/20 Page 1

CERTIFIED 200' LIST FOR BLOCK: 1702 LOT: 3  
151 RUTGERS AVE

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1607	1		2	GRIMES, STEPHEN M. & LINDY S. 73 RICEMAN ROAD BERKELEY HEIGHTS, N J 07922	73 RICEMAN RD	
1607	21		2	MURRAY, JAMES 78 WINDSOR WAY BERKELEY HEIGHTS, NJ 07922	78 WINDSOR WAY	
1607	22		2	RAGAZZO, ROBERT J. & CHERYL L. 84 WINDSOR WAY BERKELEY HEIGHTS, NJ 07922	84 WINDSOR WAY	
1607	23		2	GALANTE, ALBERT A & LINDA J 92 WINDSOR WAY BERKELEY HEIGHTS, N J 07922	92 WINDSOR WAY	
1607	24		2	FARAH, ROBERT J. & MAURYA 100 WINDSOR WAY BERKELEY HEIGHTS, N J 07922	100 WINDSOR WAY	
1702	1		2	GIACCO, THOMAS R 137 RUTGERS AVENUE BERKELEY HEIGHTS, N J 07922	137 RUTGERS AV	
1702	2		2	WILLIAMS, MICHAEL C & SHAUNA 145 RUTGERS AV BERKELEY HEIGHTS, NJ 07922	145 RUTGERS AV	
1702	4		2	GRESITELLO, NATALIE 159 RUTGERS AVENUE BERKELEY HEIGHTS, N J 07922	159 RUTGERS AV	
1702	5		2	HOF, MERYL K/TRUSTEE 167 RUTGERS AVENUE BERKELEY HEIGHTS, NJ 07922	167 RUTGERS AV	
1705	1		2	VAUTIN, S. MARION S /P&C, LIFE ESTATE C/O 134 RUTGERS AVENUE BERKELEY HEIGHTS, NJ 07922	134 RUTGERS AV	
1705	2		2	PANGIS, PETER & SUSAN 144 RUTGERS AV BERKELEY HEIGHTS, NJ 07922	144 RUTGERS AV	
1705	3		2	FAIR, MICHAEL J & JANET E 152 RUTGERS AV BERKELEY HEIGHTS, NJ 07922	152 RUTGERS AV	
1705	4		2	VILLAMIZAR, SERGIO G & CHAVEZ, MV 160 RUTGERS AV BERKELEY HEIGHTS, NJ 07922	160 RUTGERS AV	
1705	5		2	168 RUTGERS AVE LLC 1253 SPRINGFIELD AVE#361 NEW PROVIDENCE, NJ 07974	168 RUTGERS AV	



200' radius map  
for  
block 1702 L. 3  
(151 Rutgers Ave.)

LAUREN AND  
Applicant BILL GRANE

Application # 1-20

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( ) N/A	( )	Consider the orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.
( <input checked="" type="checkbox"/> )	( )	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
( ) N/A	( )	Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
( ) N/A	( )	Recycle and/or salvage non-hazardous construction and demolition debris.
( ) N/A	( )	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
( <input checked="" type="checkbox"/> )	( )	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
( ) N/A	( )	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
( ) N/A	( )	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
( ) N/A	( )	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(✓)	( )	Consider avoiding runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer.

Energy & Lighting Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	( )	Consider providing natural daytime lighting as much as possible with skylights or solar tubes. Consider using triple-pane windows, with protection against sun damage.
(✓)	( )	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(✓)	( )	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(✓)	( )	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(✓)	( )	Consider choosing ENERGY STAR appliances.



Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(√)	( )	Consider Increasing amount of insulation by using 2 x 6 studs.
(√)	( )	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
(√)	( )	Consider installation heat pumps to transfer energy heat and cold.
(√)	( )	Consider use high efficiency boilers/furnaces.
( ) N/A	( )	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
( ) N/A	( )	Consider use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs.

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(√)	( )	Consider use of low-flow shower heads.
(√)	( )	Consider installing dual-flush toilets.
( ) N/A	( )	If there are any other sustainable building practices not mentioned before, that will be used in this project please describe:

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