

Application No. 6-20 MAY 11 2020 Application Fee \$150.00
 Date of Filing 5/11/20 PLANNING / ZONING / ENGINEERING ESTIMATED FEE \$ 250.00
 TWP. OF BERKELEY HGTS. N.J.

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 Fiona + Terrence Rouse for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.
 (applicant name)

Petitioner Name Terrence + Fiona Rouse, residing at 5 Wentworth Drive
 Telephone No. 973-229-5140, Ferl.ID# (if applicable) _____

1. Petitioner is OWNER of property at 5 Wentworth Dr, Block _____, Lot 25A
 (owner or tenant etc.) 2402 44
 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:
Addition of deck - is higher than 11 Feet - Setback 28'

3. Does the Application concern a request for Certificate of Nonconformity? _____
 Does the Application concern a Use Variance? _____, and: a) Site Plan _____ b) Subdivision _____

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 _____ Section _____ of the Zoning Ordinance.

5. a. Description of the Property:

Corner lot + 10%	Required See Attached Schedule 6.1.1B	Existing	Proposed	Variance Required: Y/N
Lot Area (sq. ft.)	16,500	16,743	"	N
Lot Width	100'	142	"	N
Lot Depth	130'	120	"	Non conforming.
Front Setback	50' / 50'	49.94 / 50.92'	"	N
Side Setback	NA	NA 22.67'	"	NA.
Side Setback	NA	NA		NA
Combined side setbacks	NA	NA		NA
Rear Setback	40'	40.26'	28' to deck	Y

Wentworth
Hillside

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

- 1-Area of existing structures (house, attached garage, covered porch) to remain 1712 sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 0 sq. ft.
- 3- Total area to be occupied by structures 1712 sq. ft.
- 4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 1721 sq. ft.
- 5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) 0 sq. ft.
- 6-Total area to be occupied by Accessory Items 1721 sq. ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 3433 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 3433 sq. ft.

c. Accessory structures (If applicable): Deck

(type: shed, deck pool, etc.)

Area proposed 240 square feet

Proposed Set Backs

Maximum height proposed 8 feet

Side 22 Side 50' Rear 28'
Front

d. Coverage (from 5.b., Page 1)

Existing structures (Item 1/sq.ft. of lot) 10.23 percent

	Maximum Allowed	
	R-15/20 Zone	R-10 Zone
Existing structures (Item 1/sq.ft. of lot)	15%	20%
Existing accessory items (Item 4/sq.ft. of lot)	10%	10%
Total existing lot coverage	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	25%	30%
Proposed structures (Items 1 + 2/sq. ft. of lot)	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	10%	10%
Total proposed lot coverage	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	25%	30%

Existing accessory items (Item 4/sq.ft. of lot) 10.28 percent

Total existing lot coverage 20.50 percent

Total existing impervious (Item 1 + Item 4/sq. ft. of lot) 20.50 percent

Proposed structures (Items 1 + 2/sq. ft. of lot) 10.23 percent

Proposed accessory items (Items 4 + 5/sq. ft. of lot) 10.28 percent

Total proposed lot coverage 20.50 percent

Total proposed impervious (Items 1+2+4+5/sq. ft. of lot) 20.50 percent

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:

Corner lot with two front yards, sloping lot topography change. Private area not exposed to public view.

8. Set forth the particular Statute under which this Application is made (NJSA 40:55D-70)

a) Appeal _____ b) Interpretation _____ c) Hardship X 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 _____

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.

Ariana McDermott-Rouse
Petitioner Signature

Address 5 Wentworth Drive

Berkeley Heights

Phone 908-449-7866 Cell Phone 973-229-5140

E-Mail Address therouses@comcast.net.



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

Application Date: 4/15/2020
Application Number: ZA-20-115
Permit Number: _____
Project Number: _____

Fee: \$0

Denial of Application

Date: 4/15/2020

To: ROUSE, TERRENCE & FIONA
5 WENTWORTH DR
BERKELEY HEIGHTS, NJ 07922

RE: 5 WENTWORTH DR
BLOCK: 2402 LOT: 44 QUAL: ZONE: R-15

DEAR ROUSE, TERRENCE & FIONA,

Your request is hereby denied based upon the following requirements:

The applicant is proposing to construct a new deck attached to the rear of their house, 12' x 20' x 8' +/- high. Section 3.1.8 "Decks" of the Municipal Land Use Procedures Ordinance allows a rear yard setback of 30 feet for a deck provided that the deck platform does not exceed 4 ft. in height above finished grade. The proposed rear yard setback for the deck is to be 28 feet and the proposed height of the deck in this area is estimated at 8' +/-.

Nonconforming: Principal front yard setback off of Wentworth Drive, lot depth, existing other coverage.

FEMA Flood Zone Determination - Panel 17F 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

Applicant Terrence + Fiona Rouse.
Application # 6-20

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
NA ()	()	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.
NA ()	()	Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas.
NA ()	()	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.
()	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(✓)	()	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).
(✓)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
NA ()	()	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>
NA ()	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
NA ()	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
NA ()	()	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>
NA ()	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
NA ()	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
NA ()	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
NA ()	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
NA ()	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
()	(NA)	Consider Increasing amount of insulation by using 2 x 6 studs.
()	(NA)	Consider installation programmable thermostats and attic fans to regulate heating and cooling.
()	(NA)	Consider installation heat pumps to transfer energy heat and cold.
()	(NA)	Consider use high efficiency boilers/furnaces.
()	(NA)	Consider use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs.
()	(NA)	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>
()	(NA)	Consider use of low-flow shower heads.
()	(NA)	Consider installing dual-flush toilets.
()	(NA)	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: <hr/> <hr/> <hr/> <hr/>



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

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: May 4, 2020

Block: 2402 Lot(s): 44 Address: 5 Wentorth Drive

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Address</u>	<u>Service</u>
--------------	------------	--------------	----------------	----------------

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: 5/4/2020

Robert M. Edgar
 Tax Assessor TS

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

Date: 5-4-2020

Rachelle L. Salgado
 Tax Collector

* Berkeley Heights, NJ 07922 (unless otherwise noted)

* Berkeley Heights, NJ 07922 (unless otherwise noted)

OWNER & ADDRESS REPORT

BERKELEY HEIGHTS

05/04/20 Page 1

CERTIFIED 200' LIST FOR BLOCK: 2402 LOT: 44
5 WENTWORTH DR

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2402	41		2	HUNTER, HARRY & GAIL 162 HILLSIDE AVENUE BERKELEY HEIGHTS, N J 07922	162 HILLSIDE AV	
2402	42		2	OKKINGA, KLAAS & JANE 154 HILLSIDE AV BERKELEY HEIGHTS, NJ 07922	154 HILLSIDE AV	
2402	43		2	HOFFMAN, HOWARD & ARLENE 142 HILLSIDE AV BERKELEY HEIGHTS, NJ 07922	142 HILLSIDE AV	
2402	45		2	SACHS, DIANA L. 15 WENTWORTH DRIVE BERKELEY HEIGHTS, N J 07922	15 WENTWORTH DR	
2402	46		2	BOLAND, MICHAEL M. & CAROLYN A. 25 WENTWORTH DRIVE BERKELEY HEIGHTS, N J 07922	25 WENTWORTH DR	
2404	1		2	KRAL, LYNN 6 WENTWORTH DR BERKELEY HEIGHTS, NJ 07922	6 WENTWORTH DR	
2404	2		2	BUCHANAN, JAMES & SHERRI 100 HILLSIDE AVENUE BERKELEY HEIGHTS, NJ 07922	100 HILLSIDE AV	
2404	17		2	WEI, JUNMEI & WANG, MINGWEN 26 WENTWORTH DR BERKELEY HEIGHTS, NJ 07922	26 WENTWORTH DR	
2404	18		2	XU, TIANXIN 16 WENTWORTH DR BERKELEY HEIGHTS, NJ 07922	16 WENTWORTH DR	
2506	9		2	LI, HSIAO-JUNG GRACE 1555 LAKESIDE DR., APT.#53 OAKLAND, CA 94612	440 TIMBER DR	
2506	10		2	RAMANUJAN, RANGARAJAN & SHWETA 149 HILLSIDE AV BERKELEY HEIGHTS, NJ 07922	149 HILLSIDE AV	
2506	11		2	KATZ, JEFFREY & STACEY 143 HILLSIDE AVENUE BERKELEY HEIGHTS, NJ 07922	143 HILLSIDE AV	
2506	12		2	MATRONE, MICHAEL & DONNA 137 HILLSIDE AVENUE BERKELEY HEIGHTS, NJ 07922	137 HILLSIDE AV	
2506	13		2	KONICKI, GARY & KONICKI, WILLAYNE 131 HILLSIDE AVENUE BERKELEY HEIGHTS, N J 07922	131 HILLSIDE AV	
2506	14		2	ALAN D WHITE 1998 REVOCABLE TRUST A 127 HILLSIDE AV BERKELEY HEIGHTS, NJ 07922	127 HILLSIDE AV	
2506	15		2	FERNANDEZ, DEMETRIO & CARMEN 111 HILLSIDE AVENUE BERKELEY HEIGHTS, NJ 07922	111 HILLSIDE AV	
2506	16		2	HENRY, PATRICK & ROSEMARIE 107 HILLSIDE AVENUE BERKELEY HEIGHTS, N J 07922	107 HILLSIDE AVE	

(5 Wentworth Dr.)

200' radius map

to

block 2402, lot 44

