

**BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS
Berkeley Heights, NJ 07922**

**AGENDA
Virtual Online Public Meeting
July 23, 2020 @ 7:30 PM**

NOTE: Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

TO JOIN A LIVE MEETING:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first
Meeting ID: 357-574-7364
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at cvalenti@bhtwp.com.

Adequate Meeting Notice:

This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Members: Mr. Sullivan, Mr. Siburn, Mr. Boyer, Mr. Nappi, Mr. Delia,
Mr. Coviello, Mr. Sylvester, Mr. Ringwood, and Mr. Pereda

Mr. Warner, Board Attorney

Roll Call:

Adoption of Minutes:

June 25, 2020

Adoption of Resolutions:

App.#8-20: Robin & Jim McConekey, One Holly Mews, Bl. 3501, L.18 (R-20 Zone)

The applicant is proposing to build a portico over the existing open front porch. The covering will measure 12' x 5.5' x 10' high. A variance is needed for encroaching into the required 50' front-yard setback.

App. #6-20: Fiona & Terrence Rouse, 5 Wentworth Dr., Bl. 2402, L. 44 (R-15 Zone)

Proposed new deck (approx. 12' x 20' x 8') attached to the rear of the house. Relief is needed from Section 3.1.8 "Decks" which allows a 30 ft. rear-yard setback for a deck provided the deck platform does not exceed 4' in height. The proposed rear-yard setback for the deck is 28 feet and the proposed height of the deck is estimated at approximately 8 feet.

App.#9-20: Lisa Hernandez, 47 Cromwell Court, Block 1602, Lot 9 (R-15 Zone)

Proposed installation of an above-ground pool (30' x 15' x 52" high). Relief is needed from Section 6.1.1B for exceeding the 10% other coverage and 25% total lot coverage limits. Relief is also needed from Section 3.1.7.D for exceeding height restrictions for the pool.

App. #7-20: Carla DaSilva, 299 Garfield Street, Block 210, Lot 5 (R-10 Zone)

Proposed second story over two sections of the first story of this single-family house on a corner lot (Garfield and Prospect). The project includes a new, attached one-car garage, covered front porch, and interior renovations. Relief is needed from Section 6.1.1B for insufficient front-yard setback (along Garfield for the covered front porch and along Prospect Street for the proposed garage); insufficient rear-yard setback; and for exceeding the 20% building coverage and 30% total lot coverage limits.

App. #5-20: Carlos & Cristina Fabiao, 82 Forest Ave., Bl. 504, L. 18 (R-15 Zone)

Proposed principal addition(s) and renovations to a single family dwelling, new covered front porch, and small deck leading to a paver patio. Variances are needed for insufficient front-yard setback; insufficient side-yard setbacks; combined side-yard setbacks; building coverage; other coverage; and total lot coverage.

Applications for Review:

Please Note:

Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

App. #32-19: Justin Patel, 415 Emerson Lane, Block 2702, Lot 8 (R-20 Zone)

Proposed reconfiguration of existing driveway to allow for off-street parking and on-site turn around. Variances are needed because the 10% “other coverage” limit will be exceeded, and the driveway will be less than 5 feet from the property line as required. Nonconforming issues are lot width and combined side-yard setback.

App.#11-20: Anthony Ruscitto & Jennifer Lopez, 107 Cambridge Dr. (BI.3503, L.25)

Proposed 650-sq. ft. patio with a 2-ft. high retaining wall, seating wall, lamp post, path lights, uplights, and plant material. Relief is needed from “Schedule of General Regulations” for exceeding the 10% “other coverage” allowed. (R-20 Zone)

App. #12-20: Sandra Ulloa, 230 Park Avenue, Block 1105, Lot 4 (R-15 Zone)

Proposed house renovation consisting of a new second story over the existing first floor, a new one-story addition at the front foyer, a new covered front porch and stairs, and interior renovations. This corner lot has frontage on Park, unimproved Euclid, and unimproved Clinton Avenues, thereby requiring three front-yard setbacks of 50 ft. each. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for insufficient front yard setback from Euclid Ave. Nonconforming issues are lot width, lot area, existing front yard setback from Euclid Ave., existing side-yard setback, shed setbacks and location (located in Clinton Ave. front yard).

Adjournment

Connie Valenti, Secretary