

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 Elfie Wegner for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name Elfie Wegner, residing at 161 Chaucer Drive
 Telephone No. 908.472.2971, Fed.ID# (if applicable) _____

- Petitioner is Owner of property at 161 Chaucer Drive, Block 1002, Lot 25 on the Tax Map located in the R-15 Zone.
(owner or tenant etc.)
- The Petitioner is requesting to use the property in the following manner with the following variances required: The proposed addition requires variances for: Front Yard Setback, Maximum Building Coverage, Maximum Other Coverage, and Maximum Combination Coverage and any other Variances determined by the Zoning Officer.

- Does the Application concern a request for Certificate of Nonconformity? No
 Does the Application concern a Use Variance? No, 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.

- The proposed building/subdivision/use is contrary to Article 6.1 Section 6.1.1 of the Zoning Ordinance.

5. a. Description of the Property:

	<u>Required</u> See Attached Schedule 6.1.1B	<u>Existing</u>	<u>Proposed</u>	<u>Variance Required:</u> Y/N
Lot Area	15,000 SF	12,000 SF*	No Change*	N
Lot Width	100'	80' *	No Change*	N
Lot Depth	130'	150'	No Change*	N
Front Setback	50'	50.10'	47.68' *	Y
Side Setback		12.3'	No Change	N
Side Setback		13.6'	No Change	N
Combined side setbacks	30'	25.9' *	No Change*	N
Rear Setback	40'	64.7'	52.2'	N

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

- Area of existing structures (house, attached garage, covered porch) to remain 1,709.4 sq. ft.
- Area of proposed structures (house, attached garage, covered porch) 190.6 sq. ft.
- Total area to be occupied by structures 1900.0 sq. ft.
- Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 1224.5 sq. ft.
- Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) 133.4 sq. ft.
- Total area to be occupied by Accessory Items 1357.9 sq. ft.
- TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 2933.9 sq. ft.
- TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 3257.9 sq. ft.

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

(type: shed, deck pool, etc.)

Area proposed _____ square feet

Proposed Set Backs

Maximum height proposed _____ feet

Side _____ Side _____ Rear _____

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

Existing structures (Item 3/sq.ft. of lot) _____ 14.2 percent

Existing accessory items (Item 4/sq.ft. of lot) _____ 10.2 percent

Total existing lot coverage _____ 24.4 percent

Total existing impervious (Item 1 + Item 4/sq. ft. of lot) _____ 24.4 percent

Proposed structures (Items 1 + 2/sq. ft. of lot) _____ 1.6 percent

Proposed accessory items (Items 4 + 5/sq. ft. of lot) _____ 1.1 percent

Total proposed lot coverage _____ 27.1 percent

Total proposed impervious (Items 1+2+4+5/sq. ft. of lot) _____ 27.1 percent

Maximum Allowed

R-15/20 Zone R-10 Zone

15% 20%

10% 10%

25% 30%

25% 30%

15% 20%

10% 10%

25% 30%

25% 30%

None to our knowledge.

6. Has there been a previous petition for relief involving the property? _____ (If yes, attach Resolution.)

7. Facts in support of petitioner's relief:

See Attached Narrative.

8. Set forth the particular Statute under which this Application is made (N.J.S.A. 40:55D-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.
N/A

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 Instruction ns
- 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.

Elfiu Weopner
Petitioner Signature
161 Chances Dr
Address
Berkeley Heights, NJ 07922
908-472-2971
Phone
elfie.w@verizon.net
E-Mail Address



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

Application Date: 3/23/2021
 Application Number: ZA-21-182
 Permit Number: _____
 Project Number: _____
 Fee: \$0

Denial of Application

Date: 3/31/2021

To: WEGNER, ELFIE
 161 CHAUCER DR
 BERKELEY HEIGHTS, NJ 07922

CC:

RE: 161 CHAUCER DR
 BLOCK: 1002 LOT: 25 QUAL: ZONE: R-15

DEAR WEGNER, ELFIE,

The property owner is proposing to construct additions onto the existing single family dwelling to consist of; new front entry portico & sidewalk, new one story sunroom in rear of house, remove existitng deck and new deck.

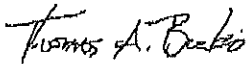
Section 6.1.1B. "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance requires a minimum 50' front yard setback, where 50.1' is existing and 47.68' is proposed. Building lot coverage allowed is 15%, where 14.24% is existing and 15.83% is proposed. Other coverage allowed is 10%, where nonconforming 10.21% is existing and 11.32% is proposed. Total or combined lot coverage allowed is 25%, where 24.45% is existing and 27.15% is proposed.

Existing nonconforming; lot area, lot width, combined side yard setback, other lot coverage.

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

April 8, 2021

Wegner Residence

161 Chaucer Drive
Berkeley Heights, New Jersey 07922

Project Narrative

Reasons in Support of Variance Relief

Description of the Project:

The Wegner Residence is a one-story structure located in the R-15 Zone. The Lot Area comprises 12,000 square feet. We are proposing improvements to the front entry and a rear addition.

Four Variances are Required:

The project will require Variances for Front Yard Setback, Maximum Building Coverage, Maximum Other Coverage, and Maximum Combination Coverage:

	<u>Existing</u>	<u>Proposed</u>	<u>Allowable</u>	<u>Variance</u>
Front Yard Setback	50.1 ft.	47.68 ft.	50 ft.	2.32 ft.
Building Coverage	14.2%	15.8%	15%	0.8%
Other Coverage	10.2%	11.3%	10%	1.3%
Combination Coverage	24.4%	27.1%	25%	2.1%

All of the Coverage Variances represent very small increases (1.6%, 1.1% and 2.7% respectively).

Regarding the Variances:

The goals of the project include improvements to the front entry and a new sunroom in the rear of the house. For the front entry, we are proposing a new covered portico and a vestibule. This work results in a small increase in the Building Coverage and Lot Coverage. The new portico also reduces the existing front yard setback by a tiny amount. The portico is open.

We are also proposing a small addition in the rear for a new sunroom. The sunroom replaces an existing wood deck. A new deck will be added as well.

Both of these improvements enhance the function and utility of the house. Since the house is a ranch style structure, it naturally has a larger footprint than a typical two-story house. This results in larger than normal Building and Lot Coverage statistics.

These four Variances are all for minor amounts and have no adverse effect on the neighboring properties. The Wegner lot is undersized for the R-15 Zone. If the Lot Area was conforming to the minimum standard, three of the Variances would disappear.

The Owner is also proposing other improvements to enhance the exterior of the home including a new deck, new windows, a new front door, and new trim.

We feel that the Board can grant these minor Variances without detriment to the neighborhood or the Zone plan. The addition and external renovations will be attractive and will complement the style of the original house.

Prepared by:

Rosen Kelly Conway Architecture & Design
16 Maple Street
Summit, New Jersey 07901

Applicant Elfie Wegner
Application # 8-21

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

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

Heating and Cooling Considerations

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

TOWNSHIP OF BERKELEY HEIGHTS
PLANNING BOARD / ZONING BOARD OF ADJUSTMENT

SITE INSPECTION CONSENT FORM

Applicant: Elfie Wegner Application No.: _____

Block: 1002 Lot: 25

Street Address: 161 Chaucer Drive

I, Elfie Wegner, the owner of the above property, hereby acknowledge that a site inspection may be scheduled with the Planning Board/Zoning Board of Adjustment for a mutually convenient date and time. I hereby authorize members of the Planning Board/Zoning Board of Adjustment and their representatives and consultants (or other designated officials) to enter onto the property which is the subject of this application at the time of any site inspections for the purpose of evaluating the application.

Signature: Elfie Wegner Date: 3/19/21



**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) 464-0150

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: March 22, 2021

Block: 1002 Lot(s): 25 Address: 161 CHAUCER DRIVE.

<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: 03/22/2021

Robert M. Edgar
Tax Assessor

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

Date: 3-22-2021

Michelle A. Saloppa
Tax Collector

OWNER & ADDRESS REPORT

BERKELEY HEIGHTS

CERTIFIED 200' LIST FOR BLOCK 1002 LOT 25
161 CHAUCER DRIVE

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1001	4		2	HOEHN, MARK P. & HOEHN, SANDRA G. 260 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	260 CHAUCER DR	
1001	5		2	HANNEMANN, ALFRED & CARYL 270 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	270 CHAUCER DR	
1001	12		2	JURGENS, RICHARD R 146 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	146 CHAUCER DR	
1001	13		2	BOLEWICZ, ADAM C & ZOFIA K 152 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	152 CHAUCER DR	
1001	14		2	STAPIEN, ROBERT & ROSEMARY 160 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	160 CHAUCER DR	
1001	15		2	SARDO, CLARA S & NELSON C 166 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	166 CHAUCER DR	
1001	16		2	TURON, WILLIAM C & JOLANTA M 172 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	172 CHAUCER DR	
1001	17		2	DI IORIO, VICTOR & JAMIE 178 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	178 CHAUCER DR	
1002	22		2	ELLIOTT, BRUCE A & MARY ANN 179 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	179 CHAUCER DR	
1002	23		2	LOGAN, EDWARD & THERESA 173 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	173 CHAUCER DR	
1002	24		2	BUCHANAN, JAMES & STRATTON, STEFANIE 167 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	167 CHAUCER DR	
1002	26		2	SWITLYK, JAMES & DAWN 153 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	153 CHAUCER DR	
1002	27		2	PRINGLE, GORDON J & CATHERINE A 145 CHAUCER DRIVE BERKELEY HEIGHTS, N J 07922	145 CHAUCER DR	
1002	28		2	COLETTA FAMILY TRUST 137 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	137 CHAUCER DR	
1002	29		2	DE ANGELO, DOUGLAS R & KATHLEEN 129 CHAUCER DR BERKELEY HEIGHTS, NJ 07922	129 CHAUCER DR	
1002	34		15C	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE BERKELEY HEIGHTS, N J 07922	REAR CHAUCER DRIVE	
1002	70		2	MARRA, DANIEL E & CARMEN N 271 RIVER BEND RD BERKELEY HEIGHTS, NJ 07922	271 RIVER BEND RD	
1002	71		2	HU, GUANGLI & JI, XUEYING 267 RIVER BEND RD BERKELEY HEIGHTS, NJ 07922	267 RIVER BEND RD	
1002	72		2	KELLER, GARY A. 261 RIVER BEND ROAD BERKELEY HEIGHTS, N J 07922	261 RIVER BEND RD	

OWNER & ADDRESS REPORT

BERKELEY HEIGHTS

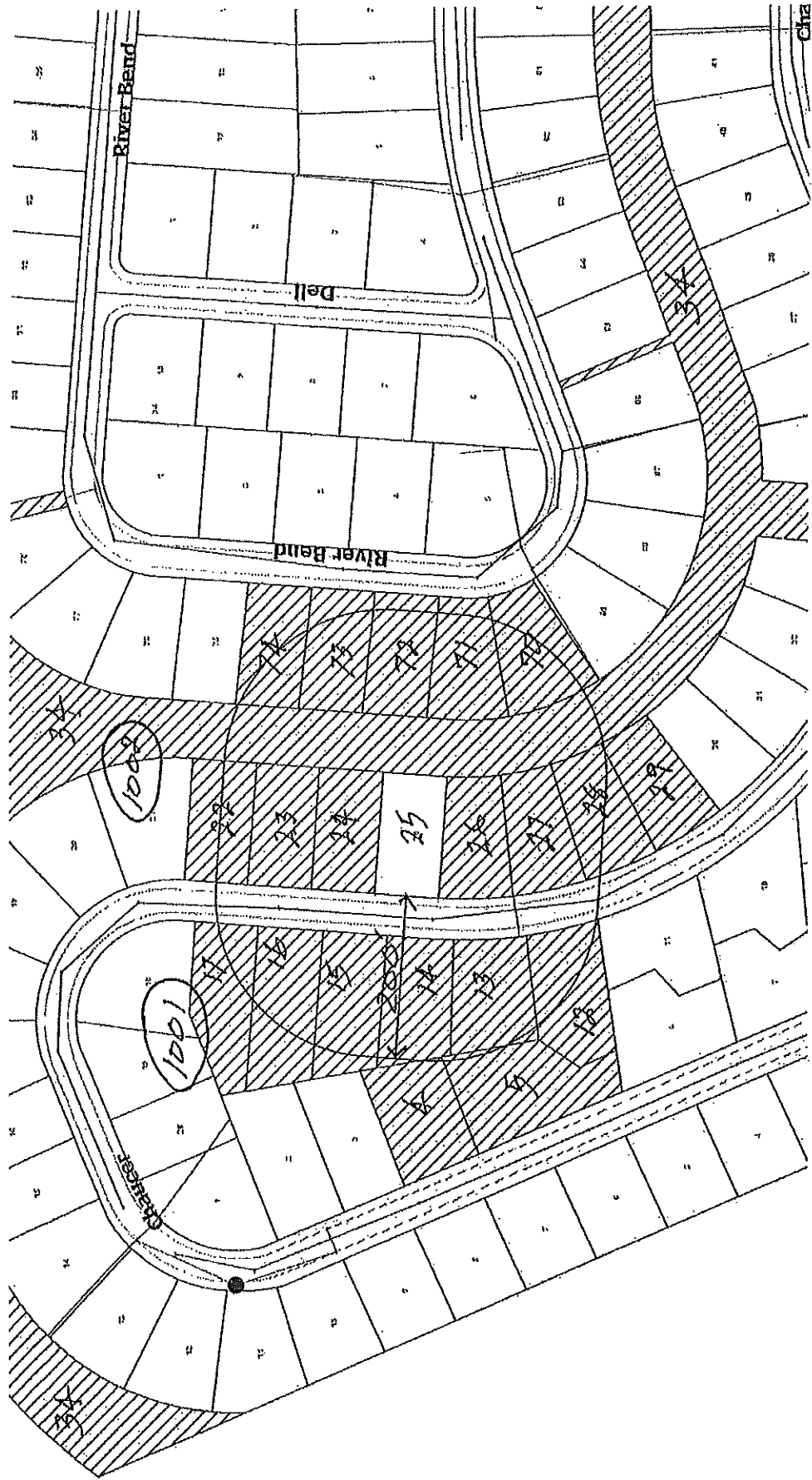
CERTIFIED 200' LIST FOR BLOCK 1002 LOT 25
161 CHAUCER DRIVE

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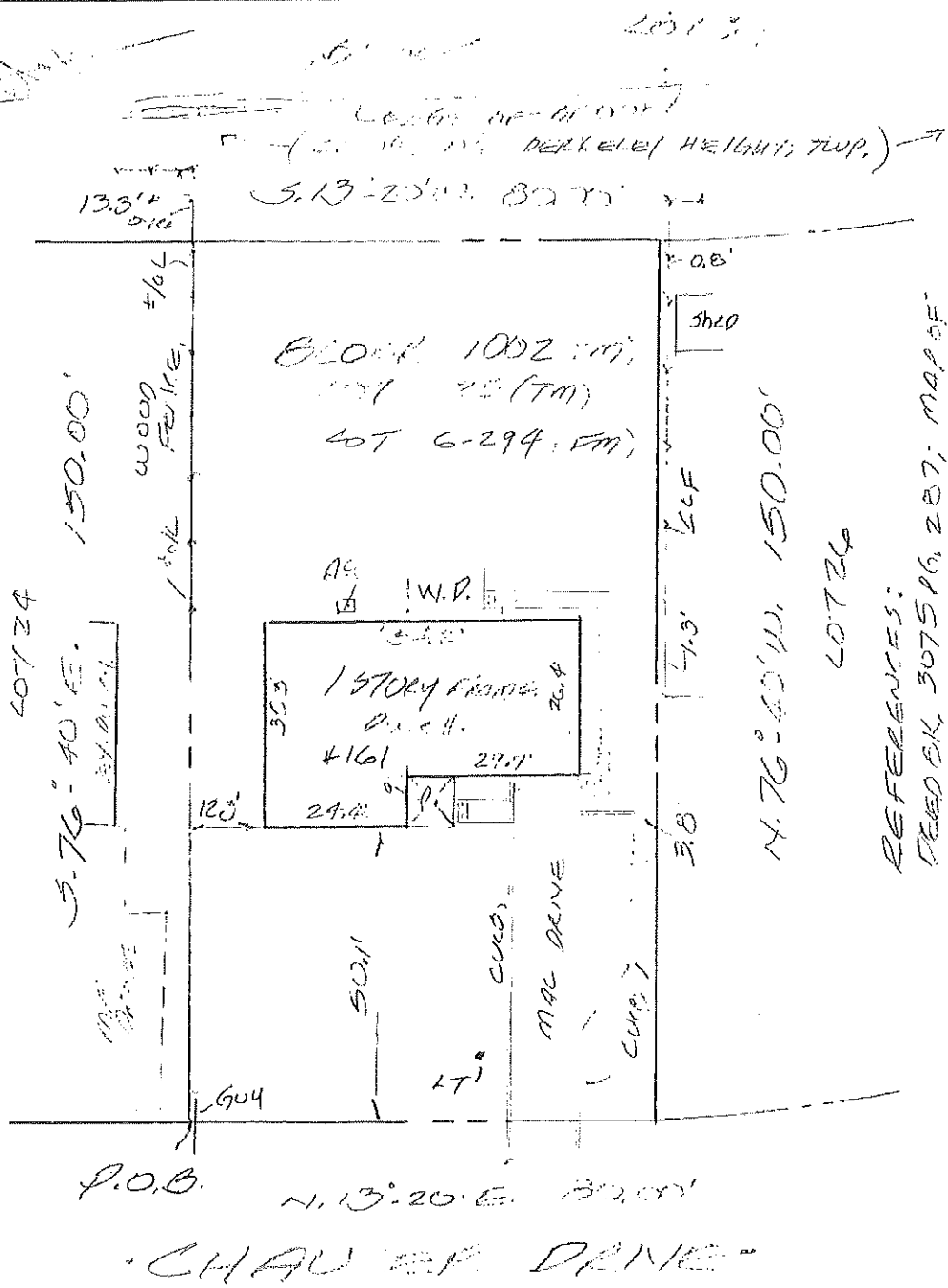
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
1002	73		2	DYER, JOHN & O'CONNOR, SARAH 255 RIVER BEND ROAD BERKELEY HEIGHTS, N J 07922	255 RIVER BEND RD	
1002	74		2	MILLER, DONALD J. & MILLER, PATRICIA 249 RIVER BEND ROAD BERKELEY HEIGHTS, N J 07922	249 RIVER BEND RD	

(161 Chaucer Dr.)

200' radius map
for
block 1002 lot 25

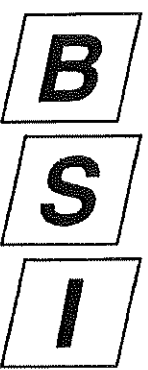


1"=30'
(F.M.)



"A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (N.J.S.A. 45:8-36.3) and N.J.A.C. 13:40-5.1 (d)."

REFERENCES:
DEED BK 3075 PG. 287; MAP OF
"BERKELEY GARDENS" - SECTION 5
MAP NO. 480-5 FILED 5-1-1953;
BERKELEY GARDENS TWP. TAX MAPS.



Brunswick Surveying Incorporated
Licensed Land Surveyors
61 Stelton Road • Piscataway, New Jersey 08854
(732) 752-0100

PLAN OF SURVEY

Elfie Wegner
Township of Berkeley Heights
Union County, New Jersey
Block 1002 Lot 25

I hereby certify this survey to:
Elfie Wegner; Warranty Title
Agency, Inc.; Chicago Title
Insurance Company; John J.
Guidera, ESq.; Home Point
Financial Corporation,
ISAOA/ATIMA

(Signature)

Drawn by RH Job No. 1873-16 Date 11/21/2016
Checked by TG Cert. No. 24GA27940000 Scale 1"=30'

ROBERT M. HORVATH N.J.L.S. 27476
 JAY A. STUHL, JR. N.J.L.S. 36762