

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

**AGENDA  
Virtual Online Public Meeting  
October 28, 2021 @ 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](mailto: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 has been posted on the Township website and the bulletin board of Town Hall. Instructions for public participation in the meetings has 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. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood,  
Mr. Sylvester, and Mr. Pereda

Mr. Warner, Board Attorney      Mr. Solfaro, Township Engineer  
Mr. Hughes, Township Planner

**Roll Call**

**Adoption of Minutes:**

September 30, 2021

**Adoption of Resolutions:**

**App.#16-21: Okan Esendemir, 40 Cedar Green Lane, Bl. 3001, L.10 (R-20 Zone)**

Proposed second story over the entire first story of this single family dwelling. The project also includes construction of a portico over the front entrance, removal of the existing breezeway and two-car garage, and construction of a new two-car garage. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for encroaching into the required 50 ft. front yard setback. Existing nonconforming issues are principal front-yard setback and combined side-yard setback.

**Resolution adopting the 2020 Annual Report of the Zoning Board of Adjustment**

**Applications for Review:**

**Please Note:**

Documents in support of the following applications may be found on the Zoning Board of Adjustment (ZBOA) 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. #17-21: Chad & Rebecca Miller, 111 Hampton Drive, Block 3205, Lot 12**

The applicant is proposing to remove an existing rear yard deck and construct a new two-story addition to the rear of the house. The project also includes construction of a new covered deck, new paver patio, walls, bluestone walkway, and stairs to connect and accommodate the grade changes. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for insufficient rear-yard setback and for exceeding the maximum permitted “other” lot coverage percentage. Further clarification may be needed with regard to flood hazard/riparian zone issues. (R-20 Zone)

**Applications for Review (continued):**

**CARRIED FROM AUGUST 26, 2021 WITH NO FURTHER NOTICE REQUIRED:**

**App. 14-21: First Student, Inc., 40 Russo Place, Block 1901, Lot 40  
(previously 40 Russo Place, LLC)**

The applicant proposes to use the property as a school bus depot for parking of the school bus fleet, administrative offices, light maintenance of the fleet, and employee parking. The proposed use of the property is a conditional use as outlined in Section 7.1.5 of the ordinance, and the applicant is seeking a d(3) conditional use variance in addition to bulk variances including for minimum lot area. (LI-Zone)

**Adjournment**

Connie Valenti, Secretary