

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

**AGENDA
Virtual Online Public Meeting
April 13, 2022 @ 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.

Supporting Documents: 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**.

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

Roll Call:

Adoption of Minutes:

March 24, 2022 Regular Meeting

Resolutions for Adoption:

App.#23-21: Lilly & David Bussin, 53 Watchung Blvd., Bl. 4806, L.17 (R-20 Zone)

Proposed installation of 600-sq. ft. paver patio. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the permitted 10% “other” and 25% “total” lot coverage percentages. Existing nonconforming issues are lot area, other coverage, and driveway location.

Request for Modification/Extension of the Temporary Durational Variance Relief granted in the Interim Resolution Adopted by the Board of Adjustment on February 24, 2022:

App. 14-21: 40 Russo Place, LLC, 40 Russo Place, Block 1901, Lot 40 (LI-Zone)

Applicant is requesting permission to continue effectuating minor repairs to the buses at the site until the end of June 2022, to coincide with the end of the school year. The Interim Resolution required that the repair of buses within the building on site cease as of April 18, 2022.

Applications for Review:

CARRIED FROM MARCH 24, 2022 WITH NO FURTHER NOTICE REQUIRED:

App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32

The applicant is seeking final major subdivision approval with variances to subdivide the approx. 5.96-acre property. The proposal is to demolish the existing residential dwelling and garage and subdivide the property into five lots with the existing church and parking lot to remain on proposed Lot 32.01 and single family residential dwellings to be constructed on proposed lots 32.02, 32.03, 32.04 and 32.05. Preliminary major subdivision approval was previously granted by the Berkeley Heights Planning Board. (R-15 Zone)

Adjournment

Connie Valenti, Secretary