

**BOARD OF ADJUSTMENT
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
29 Park Avenue
Berkeley Heights, NJ 07922**

**AGENDA
Regular Meeting
January 31, 2019 @ 7:30 PM**

NOTE: Meeting is being held in conformance with all regulations of the SUNSHINELAW and proper notice has been given to the Courier; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. 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. Mustacchi, Mr. Ringwood, Mr. Sylvester and Mr. Coviello

Roll Call:

Adoption of Minutes:

January 24, 2019 Special Meeting

Adoption of Resolutions:

Board Attorney

Applications for Review:

App.#22-18: 18 Sayre St LLC, 32 Roosevelt Ave., Block 1301, Lot 22 (R-15 Zone)

Proposed renovation of an existing single-family residence, one of two single family detached dwellings on the same lot. The applicant is seeking to renovate the fireplace, lower the existing basement floor area and add a deck. In 2017 a Certificate of Prior Non-Conforming Use and Structures was issued by the Board of Adjustment by resolution (Case No. 17-17) for the two dwellings on one lot. The resolution prohibits any expansion of the structures without a variance from the Board of Adjustment; the applicant is now requesting a variance pursuant to N.J.S.A. 40:55D-70d(2), commonly known as a d (2) variance--expansion of a non-conforming use and structure.

CARRIED FROM DECEMBER 13, 2018, WITH NO FURTHER NOTICE REQUIRED:

App. #18-18: Daniel Zucker, 18 Kuntz Avenue, Block 302, Lot 8 (R-15 Zone)

Proposed dormer addition to one half of the existing two car, detached garage, which is to be used for storage. A 10 ft. x 12 ft. one story addition to the existing garage is also proposed. This shed type structure would have a flat roof with railings surrounding the roof area. The proposed dormer addition would have door access to the roofed area of the shed addition. Relief is needed from Section 6.1.1B "Schedule of General Regulations" due to 1) insufficient side yard setback – the height of the dormer addition results in a larger setback requirement, 2) exceeding the 25% maximum total lot coverage allowed (Existing total lot coverage is nonconforming.) and 3) size and location of two sheds. Relief is also needed from Section 8.1.1D "Nonconforming buildings." Nonconforming issues are existing sheds, detached garage location, principal front yard setback, existing "other" and "total" lot coverage.

Adjournment:

Connie Valenti, Secretary