

**BOARD OF ADJUSTMENT  
TOWNSHIP OF BERKELEY HEIGHTS  
AGENDA  
Conference Meeting  
March 14, 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

Mr. Warner, Board Attorney

**Roll Call:**

**Adoption of Resolutions:**

**App.#1-19: John V. Leo, Jr., 43 Forest Avenue, Block 508, Lot 14 (R-15 Zone)**

The applicant is seeking to construct a second story over the entire first story of this single-family home. A bump-out addition to the rear of the garage (approx. 23 sq. ft.) and a new covered front porch are also proposed. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient principal front-yard setback and combined side-yard setback. (The existing house is nonconforming.) In addition, Section 8.1.1B.1 prohibits the expansion of a nonconforming structure. Nonconforming issues are lot area, lot width, principal front-yard setback, and combined side-yard setbacks.

**App.#4-19: Gerald & Rebecca Nappi, 46 Lawrence Dr., Bl. 804, L. 34 (R-15 Zone)**

Proposed construction of an inground pool with pool surround and patio and installation of a storage shed. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed shed location does not meet the required setback requirements. In addition, the proposed pool, pool surround, patio and shed result in exceeding the 10% limit for "other" lot coverage and the 25% limit for "total" lot coverage.

**Completeness Determination for New Applications:**

**App.#3-19: Jefferson Freyre, 105 Briarwood Dr. East, Bl. 1404, L. 19 (R-15 Zone)**

The applicant is proposing a principal addition to consist of a new front portico entry with new and reconfigured sidewalk, new one-story addition in place of existing covered porch (side yard) and new second-story addition (rear) over a portion of the first story. Variances are needed for insufficient front-yard setback and for exceeding the maximum allowed "other" lot coverage of 10% and maximum allowed "total" lot coverage of 25%. Existing nonconforming issues are lot area, lot width, principal front-yard setback, "other" and "total" lot coverage, shed setback location and driveway too close to the property lines.

**App.#5-19: Brent Doucette, 611 Mountain Ave., Block 2006, Lot 21 (R-15 Zone)**

Proposed principal addition, new slotted deck area, covered walkway connecting detached garage to house, modified driveway pavement, interior renovations and in-ground pool with paver surround. The house is on a corner lot fronting Mountain Avenue and Deer Path. Relief is needed from Section 6.1.1B "Schedule of General Regulations" which requires a 50 ft. principal front-yard setback on both Deer Path and Mountain Avenue. The existing house has an insufficient front-yard setback on Deer Path (existing: 18.5 ft.; proposed: 18.5 ft). The proposal will significantly increase "other" and "total" lot coverage. (The existing level of "other" lot coverage already exceeds the 10% allowed.) A variance is also required for the proposed in-ground pool. Section 3.1.7C "Swimming and Wading Pools" prohibits pools in the front yard; the front-yard setback to the pool surround along Deer Path is proposed to be less than the 50 ft. required.

**Adjournment:**

Connie Valenti, Secretary