

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

**AGENDA
Regular Meeting
April 25, 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. Sylvester, Mr. Ringwood, and Mr. Coviello

Mr. Warner, Board Attorney

Roll Call:

Adoption of Minutes:

March 28, 2019 Regular Meeting

Adoption of Resolutions:

App.#2-19: Christopher Sparrer, 23 Springfield Ave., Bl. 401, L. 58 (R-15 Zone)

The applicant is proposing a two-story principal addition, a deck replacement, and interior renovations. A variance is needed for insufficient principal front-yard setback from Delmore Ave.; existing house is nonconforming. The proposed deck also requires a variance for insufficient setback from Delmore Ave. The project will result in a slight increase in the lot coverage levels. (Existing "other" coverage and "total" lot coverage already exceed the 10% and 25% maximum percentages allowed.)

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. Variance relief is needed from Section 6.1.1B "Schedule of General Regulations" due to 1) deficient accessory structure (detached garage) side-yard setback, and 2) nonconforming location of the existing shed. Nonconforming issues are existing shed, detached garage location, principal front yard setback, existing "other" and "total" lot coverage.

Adoption of Resolutions (continued):

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. 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). "Other" lot coverage currently exceeds the 10% allowed and will increase as a result of the proposal. "Total" lot coverage will also increase so that it exceeds the 25% allowed. A variance is required for the proposed in-ground pool, as 1) the ordinance prohibits pools in the "front yard" and 2) the front-yard setback to the pool surround along Deer Path would be less than the 50 ft. required.

Applications for Review:

CARRIED FROM MARCH 28, 2019, WITH NO FURTHER NOTICE REQUIRED:

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.#6-19: Patrick & Maria Monaco, 39 Lenape Lane, Block 2601, Lot 19

Proposed principal additions to a single-family dwelling. The project includes a second story to be added above the existing garage, a new two-story front adjacent to the garage and a one-story rear addition. A covered front porch is also proposed. The entire structure will receive new roof lines, and a new patio would replace the existing patio. Variances are needed because the side yard and combined side yard setbacks are insufficient. (The existing setbacks are nonconforming.) The new patio would also need a variance for insufficient side yard setback. Nonconforming issues are driveway too close to the side property line; existing "other" coverage (which will be reduced as a result of the project); side yard setback and combined side yard setbacks.

Applications for Review (continued):

App.#7-19: Brian Cunningham, 90 Killarney Drive, Block 3505, Lot 28 (R-20 Zone)

Proposed construction of a new deck and installation of a paver patio. The deck would require a variance for insufficient rear-yard setback. The Lot Area is nonconforming.

Correspondence:

Copy of Notice of Violation Letter dated April 8, 2019, to Mark Annis, President, ANCO Environmental Services Inc., One Russo Place, Berkeley Heights, from Armand Perez, Region Supervisor, Bureau of Coastal and Land Use Compliance and Enforcement, State of New Jersey, Department of Environmental Protection

Adjournment:

Connie Valenti, Secretary