

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

**AGENDA
Regular Meeting
May 23, 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:

Applications for Review:

**THE FOLLOWING APPLICATION HAS BEEN ADJOURNED TO A LATER DATE.
NEW NOTICE WILL BE PROVIDED:**

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.

Adoption of Minutes:

April 25, 2019

Adoption of Resolutions:

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.

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.

Adjournment:

Connie Valenti, Secretary