

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

**AGENDA
Regular Meeting
June 27, 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:

May 23, 2019 Regular Meeting

Request for Extension:

App. #8-18: Maximilian & Laura Blum, 131 Cornell Ave., Bl. 1712, L. 1 (R-15 Zone)

Applications for Review:

App.#12-19: New Cingular Wireless PCS, LLC ("AT&T), 47-53 Industrial Road, Block 1301, Lots 3.01 and 3.02 (LI-Zone)

Proposal to install antennas and equipment in an existing telecommunications facility. AT&T is seeking a waiver of site plan approval for this upgrade pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012.

Applications for Review (continued):

App.#9-19: Jennifer & Steve SanAntonio, 36 Delmore Ave., Bl. 401, L. 27

Proposed construction of a one-story principal addition to rear of home. An existing patio will be removed and replaced by a new one. Variances are needed for exceeding building, "other" and total lot coverage limits. Relief is also needed because the ordinance requires a garage to be constructed if the total area of the dwelling would exceed 1,700 sq. ft. including the addition. (Proposed total area: 1,708 sq. ft.) Nonconforming issues are lot width, lot depth, lot area, principal front yard setback, side and combined sideyard setbacks, existing "other" and "total" lot coverage, and driveway less than 5 feet from the side property line. (R-15 Zone)

App. #8-19: Michael Pashkow, 130 Overhill Way, Bl. 3507, L. 3 (R-20 Zone)

Proposed construction of a sports court (26.5 ft. x 31.5 ft.) with an in-ground basketball hoop. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the maximum allowed "other" and "total" lot coverage limits and for insufficient side yard and rear yard setbacks for the proposed sports court. Nonconforming issues are existing "other" lot coverage and principal front yard setback.

App.#10-19: Susan & Peter Pangis, 144 Rutgers Ave., Bl. 1705, L. 2 (R-15 Zone)

Proposed installation of an in-ground pool with waterfall, patio surrounding the pool, and a firepit. In addition, a portion of the existing accessory residential storage structure would be converted to a cabana with changing room, toilet, and sitting area. The applicant is also seeking approval for a sports court (1,070 SF). The lot is a "through lot" and fronts on Rutgers and Princeton Avenues. Several variances are needed, including for exceeding the 10% "other coverage" and 25% "total" lot coverage permitted; for the location of the proposed sports court; and for not adhering to the Board of Adjustment resolution adopted previously which required that the accessory structure be used exclusively for residential storage with no water service, sewers, heat, etc.

Adjournment:

Connie Valenti, Secretary