

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

**AGENDA  
Virtual Online Public Meeting  
July 28, 2022 @ 7:30 PM**

**NOTE:** Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

**TO JOIN A LIVE MEETING:**

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first  
Meeting ID: 357-574-7364  
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at [cvalenti@bhtwp.com](mailto:cvalenti@bhtwp.com).

**Adequate Meeting Notice:** This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Supporting Documents:** Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

**Oath of Public Officers – Newly Appointed Member**

John Sincaglia - Replacement of unexpired term to end 12/31/2024

**Members:** Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Ringwood,  
Mr. Sylvester, Mr. Pereda, and Mr. Sincaglia

**Roll Call:**

**Adoption of Minutes:**

June 23, 2022

**Adoption of Resolutions:**

**App22-0007: 41 Putnam Ave LLC, 41 Putnam Ave., Bl. 1803, L. 9 (R-15 Zone)**

Proposed reconstruction of an existing single-family dwelling due to fire damage. The project consists of a first and second floor addition, covered porch, rear-yard deck, new two-car garage, and sidewalk and driveway modifications. The property is a corner lot with frontage on improved Putnam Avenue and unimproved Bolton Blvd. Variances are needed for insufficient principal front-yard setback (from both streets) and rear-yard setback to the new deck. Variances are also needed for exceeding the 15% maximum permitted building coverage and the 25% maximum permitted total lot coverage.

**App.#22-0011: Anthony Wargo, 202 Springfield Ave., Block 803, Lot 1 (R-15 Zone)**

A new two-story addition and a covered front porch are proposed for this single-family dwelling on a corner lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setbacks on both Springfield Avenue and Briarwood Drive and for exceeding the 25% maximum permitted total lot coverage. Existing nonconforming issues are lot area, lot width, principal front-yard setback from both street fronts, shed location and "other" coverage.

**Applications for Review:**

**CARRIED TO AUGUST 25, 2022 WITH NO FURTHER NOTICE REQUIRED:**

**App.#22-0012: Leo & Marina Rotshteyn, 116 Washington St., BI.105, L.15 (R-10)**

Proposed additions to this single-family dwelling to consist of a front foyer and portico, garage extension with enlarged master bedroom above, 2<sup>nd</sup> floor master bedroom extension to the northeast rear of the house, two-story addition to the northwest rear, and relocated front sidewalk. Relief is needed from Section 6.1.1B Schedule of General Regulations for exceeding the 20% maximum permitted building coverage, the 10% maximum permitted other coverage, and the 30% maximum permitted total lot coverage. The new front portico will encroach into the required 30 ft. principal front-yard setback. Existing coverage ratios and front-yard setback are nonconforming.

**App.#22-0013: Matthew & Andrea Mitchell, 148 Springfield Ave., BI.804, L.3 (R-15)**

Proposed principal addition to this single-family dwelling on a corner lot (Robbins & Springfield Avenues). The proposed project consists of a second story above a portion of the first story, a new portico over the front porch facing Springfield Avenue, and interior modifications. Variances are needed for insufficient front yard setbacks from both street fronts and for exceeding the 15% maximum permitted building coverage and 25% maximum permitted total lot coverage. Existing nonconforming issues are lot area, lot width, both principal front-yard setbacks, principal side-yard setback, building, other and total lot coverage, accessory structure (detached garage) located in the front yard.

**App.#14-21: 40 Russo Place, LLC, 40 Russo Place, Block 1901, Lot 40**

The applicant proposes to use the property as a school bus depot for parking of the school bus fleet, administrative offices, light maintenance of the fleet, and employee parking. The Board had granted temporary, durational variance relief at previous meetings; however, permission for bus repair at the site had been extended only through June 30, 2022. The applicant is now seeking an extension of this approval (temporary durational variance relief) and will seek final approval, including a d(3) conditional use variance and bulk variances, at a later date. (LI-Zone)

**Discussion:**

2022 Master Plan for the Township of Berkeley Heights – adopted May 2022

**Adjournment**