

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

**AGENDA  
Regular Meeting  
September 26, 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. Coviello, Mr. Sylvester, and Mr. Ringwood

Mr. Warner, Board Attorney

**Roll Call:**

**Adoption of Minutes:**  
June 27, 2019

**Adoption of Resolutions:**

**App.#18-19 : Bruce & Lisa Kulback, 100 Killarney Dr., Bl. 3505, L. 29 (R-20 Zone)**

Proposed one-story principal addition (approx. 9'4" x 13'2") to the rear of the home in order to expand an existing kitchen. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the 15% maximum "building coverage" allowed. (Existing building coverage is nonconforming.) Existing nonconforming issues include lot area, lot depth, principal front-yard setback, and building coverage.

**App.#17-19: Srinivas Balla, 279 Park Avenue, Block 507, Lot 10 (R-15 Zone)**

Construction of a portico (4' x 9') over the front door to be supported with two columns. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient principal front-yard setback. Nonconforming issues are lot area, lot width, lot depth and "other" coverage.

**Adoption of Resolutions (continued):**

**App.#19-19: Church of the Little Flower, 290/310 Plainfield Avenue,  
Block 1301, Lots 21 & 26 (Open Land Zone & Library Redevelopment Zone)**

Proposed construction of a two-story addition to existing church which will increase the seating capacity from 240 to 433 seats. A portion of the existing church will be maintained and renovated. The adjoining lot, Lot 26, will be merged with the church lot, Lot 21. Site improvements include an expanded parking area (187 spaces) and improved circulation with a dedicated pick-up/drop-off area.

**Applications for Review:**

**App.#20-19: Karl & Rebekah Strombom, 54 Pine Grove Rd., Bl. 2201, L. 8**

Proposed principal addition over new basement to the rear, new covered front porch, new deck and walkway. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because the proposed covered front porch would encroach into the required 50 ft. setback. (The existing front-yard setback is also nonconforming.) (R-15 Zone)

**App.#23-19: Rominnella Associates, LLC, 32 Liberty Ave., Bl. 1805, L. 4**

Proposed demolition of an existing home and construction of a new single-family dwelling on this corner lot with frontage on improved Liberty Avenue and unimproved Burgmiller Avenue. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient front-yard setbacks on Liberty and Burgmiller Avenues as well as insufficient rear-yard setback. In addition, a variance is needed for the proposed deck which would not conform to the requirements of Section 3.1.8 "Decks." Nonconforming issues are lot area and lot depth. (R-15 Zone)

**CARRIED FROM JUNE 27, 2019 WITH NO FURTHER NOTICE REQUIRED:**

**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 and patio surrounding the pool. The applicant is also seeking approval for a sports court. The lot is a "through lot" and fronts on Rutgers and Princeton Avenues. Variances are needed for exceeding the 10% "other coverage" and 25% "total" lot coverage permitted and for the location of the proposed sports court.

**Adjournment:**

Connie Valenti, Secretary