

## MINUTES

### BOARD OF ADJUSTMENT

### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Conference Meeting

February 14, 2019

The Conference Meeting of the Board of Adjustment was called to order at 7:30 PM in the Public Meeting Room.

It was confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had 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 significantly past 10:30 PM.

#### Roll Call:

Members present were Mr. Delia, Mr. Mustacchi and Mr. Coviello. Mr. Steve Warner, Board Attorney, was also present.

#### Completeness Determination for New Applications:

##### App.#1-19: John V. Leo, Jr., 43 Forest Avenue, Block 508, Lot 14 (R-15 Zone)

The applicant is seeking to construct a second story over the entire first story of this single-family home. A bump-out addition to the rear of the garage (approx. 23 sq. ft.) and a new covered front porch are also proposed. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient principal front-yard setback and combined side-yard setback. (The existing house is nonconforming.) In addition, Section 8.1.1B.1 prohibits the expansion of a nonconforming structure. Nonconforming issues are lot area, lot width, principal front-yard setback, and combined side-yard setbacks.

John Leo stated that he wants to expand his house in a similar way to other houses in the neighborhood.

The Board members reviewed the application checklist.

Mr. Warner reviewed the variances being requested and advised that the notice as sent by the applicant is sufficient.

The application was deemed complete and scheduled for hearing on February 28, 2019. The applicant was instructed to provide photographs of the property.

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

The applicant is proposing a two-story principal addition, a deck replacement, and interior renovations. This single-family home is located on a corner lot (Delmore Ave. and Springfield Ave.). 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.) Nonconforming issues are lot area, lot width, principal front-yard setback along Delmore Ave., accessory structures (detached garage) not permitted in the front yard, accessory structure setback from Delmore Ave., existing “other” and “total” lot coverage.

Mr. Sparrer stated that he wishes to put a second floor addition on his house and bump out the back of the house.

The Board members reviewed the application checklist and the applicant was instructed to correct the application so that it complies with the blueprint.

Mr. Warner reviewed the variances being requested and advised that the notice proposed to be provided by the applicant is sufficient.

The application was deemed complete and scheduled for hearing on February 28, 2019. The applicant was instructed to provide photographs of the property and to send out the required notice.

**App.#4-19: Gerald & Rebecca Nappi, 46 Lawrence Dr., Bl. 804, L. 34 (R-15 Zone)**

Proposed construction of an in ground pool with pool surround and patio and installation of a storage shed. Relief is needed from Section 6.1.1B “Schedule of General Regulations” because the proposed shed location does not meet the required setback requirements. In addition, the proposed pool, pool surround, patio and shed result in exceeding the 10% limit for “other” lot coverage and the 25% limit for “total” lot coverage.

Mr. Nappi stated that he is proposing the construction of an in ground pool and accessory shed.

The Board members reviewed the application checklist.

Mr. Warner reviewed the variances being requested and advised that the notice to be provided by the applicant is sufficient.

The application was deemed complete and scheduled for hearing on February 28, 2019. The applicant was instructed to provide photographs of the property showing the potential impact on neighboring properties and to send out the required notice.

**Adjournment:**

A motion was made by Mr. Delia, seconded by Mr. Coviello, to adjourn the meeting. The voice vote was unanimous and the meeting was adjourned at 8:00 PM.

Regina Giardina, Secretary Pro Tem