

Application No. APP#2-20-2A-19-407

FEB 21 2020

Application Fee

Date of Filing 2-18-2020

Escrow

PLANNING / ZONING / ENGINEERING  
TWP. OF BERKELEY HGTS, NJ

APPLICATION TO ZONING BOARD OF ADJUSTMENT, Berkeley Heights, NJ

NOTE: It is the responsibility of the applicant to specify in this application all requests for relief from any section of the ordinance that may be needed. Should any unspecified violation be found prior to or during the course of a public hearing, no such relief can be granted and the case cannot be permitted to proceed without re-advertising the notices. If the failure is not discovered by the Board until it commences its deliberation after closing the public hearing, the result may be a denial of the entire application, or the grant or recommendation that the variance be granted limited to the specific relief requested, which will result in the necessity for a re-application to obtain the remaining relief required.

In the matter of the petition of Joseph TREZZA for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name Joseph TREZZA residing at 87 Twin Falls Rd.

Telephone No. 908-672-7813, Fed.ID# (if applicable)

1. Petitioner is owner of property at 87 Twin Falls Rd., Block 4501, Lot 16 on the Tax Map located in the R-20 Zone.

2. The Petitioner is requesting to use the property in the following manner with the following variances required: Eat-in kitchen w/ potential bedroom not conforming to principle side yard setback.

3. Does the Application concern a request for Certificate of Nonconformity? yes

Does the Application concern a Use Variance? No and: a) Site Plan No b) Subdivision No

NOTE: If Application concerns site plan or subdivision, appropriate plans and additional forms must be filed with the Zoning Board of Adjustment as an additional part of the Application.

4. The proposed building/subdivision/use is contrary to Article 6-1 Section 1-B. of the Zoning Ordinance.

5. a. Description of the Property:

	Required See Attached Schedule 6.1.1B	Existing	Proposed	Variance Required: Y/N
Lot Area (sq. ft.)	<u>20,000</u>	<u>16,150</u>	<u>16,150'</u>	<u>non conforming</u>
Lot Width	<u>100'</u>	<u>95'</u>	<u>95'</u>	<u>non conforming</u>
Lot Depth	<u>150'</u>	<u>170'</u>	<u>170'</u>	<u>N</u>
Front Setback	<u>50'</u>	<u>52'</u>	<u>52'</u>	<u>N</u>
Side Setback	<u>12'</u>	<u>9.7'</u>	<u>9.7'</u>	<u>Y</u>
Side Setback	<u>18'</u>	<u>28.3'</u>	<u>28.3'</u>	<u>N</u>
Combined side setbacks	<u>30'</u>	<u>38'</u>	<u>38'</u>	<u>N</u>
Rear Setback	<u>40'</u>	<u>75'</u>	<u>75'</u>	<u>N</u>

b. NOTE: DO NOT INCLUDE DECK IN THIS SECTION:

1-Area of existing structures (house, attached garage, covered porch) to remain 1437 sq. ft.

2-Area of proposed structures (house, attached garage, covered porch) 134 sq.ft.

3- Total area to be occupied by structures 1571 sq.ft.

4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 1290 sq.ft.

5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) 0 sq.ft.

6-Total area to be occupied by Accessory Items 1290 sq.ft.

7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 2777 sq.ft.

8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 2861 sq.ft.

c. Accessory structures (if applicable): NA  
 (type: shed, deck pool, etc.)  
 Area proposed \_\_\_\_\_ square feet Proposed Set Backs  
 Maximum height proposed \_\_\_\_\_ feet Side \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_

	Maximum Allowed		
	R-15/20 Zone	R-10 Zone	
d. Coverage (from 5.b., Page 1)			
Existing structures (Item 1/sq.ft. of lot)	15%	20%	8.90 percent
Existing accessory items (Item 4/sq.ft. of lot)	10%	10%	7.99 percent
Total existing lot coverage	25%	30%	16.89 percent
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	25%	30%	16.89 percent
Proposed structures (Items 1 + 2/sq. ft. of lot)	15%	20%	9.73 percent
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	10%	10%	7.99 percent
Total proposed lot coverage	25%	30%	17.72 percent
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	25%	30%	17.72 percent

6. Has there been a previous petition for relief involving the property? No (If yes, attach Resolution.)

7. Facts in support of petitioner's relief:  
Addition does not increase setback non-conformity. Only location to expand kitchen, Non conforming lot width, location of existing mobile structure.

8. Set forth the particular Statute under which this Application is made (N.J.S.A. 40:55D-70)  
 a) Appeal \_\_\_\_\_ b) Interpretation \_\_\_\_\_ c) Hardship Y d) Use \_\_\_\_\_

9. Has the Building or Zoning Department examined the plans for the proposed building and refused a building permit? yes If Yes, please attach the Zoning Officer's Denial letter.

10. If the property is not owner occupied, name the Lessee and Use of the existing building and premises N/A

If the property is not to be owner occupied, name the Lessee and the proposed Use of the building and premises.  
N/A

11. Attach hereto and made a part hereof are the following:

- a) Complete set of plans of any proposed building alteration or extension, including all items set forth in instructions
- b) 200-foot radius map and copy of certified list (provided by the Township) of property owners within 200 feet
- c) Architectural plans or equivalent

I hereby certify that the above statements made by me and the statements contained in the papers submitted herewith are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

[Signature]  
 Petitioner Signature  
87 Twin Falls Rd.  
 Address

908-672-7813  
 Phone  
RobynTrezza@comcast.net  
 Cell Phone  
 E-Mail Address



Berkeley Heights Township  
Zoning & Engineering  
29 Park Ave  
Berkeley Heights, NJ 07922  
908-464-2700, 2115  
tbocko@bhtwp.com

Application Date: 12/18/2019  
Application Number: ZA-19-407  
Permit Number:  
Project Number:

Fee: \$0

## Denial of Application

Date: 12/18/2019

To: TREZZA, JOSEPH & ROBYN  
87 TWIN FALLS RD  
BERKELEY HEIGHTS, NJ 07922

CC: S. Lieberman, AIA

RE: 87 TWIN FALLS RD  
Block: 4501 Lot: 16 Qual: Zone: R-20

Dear TREZZA, JOSEPH & ROBYN,

Your request is hereby denied based upon the following requirements:

The applicant is proposing to construct a two story principal addition to their existing single family dwelling to consist of, first floor kitchen addition / renovation (14' x 9.6'), with new second story bedroom above with cantilever and new deck, 10' x 10' x 2.5' high.

Section 6.1.1B. "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance requires a minimum 12' principal side yard setback, where the new addition side yard setback is proposed to be 9.7'. The new deck to be constructed is also proposed to be 9.7' off the side yard property line, where 12' is required.

Nonconforming; lot area, lot width, existing principal side yard setback, existing shed location.

FEMA Flood Zone Determination - Panel 17F Zone X

You have a right to appeal this determination to the Berkeley Heights Zoning Board of Adjustment. Please call Connie Valenti at 908-464-2700, ext., 2124.

Sincerely,

Thomas A. Bocko, Zoning Officer

## BERKELEY HEIGHTS

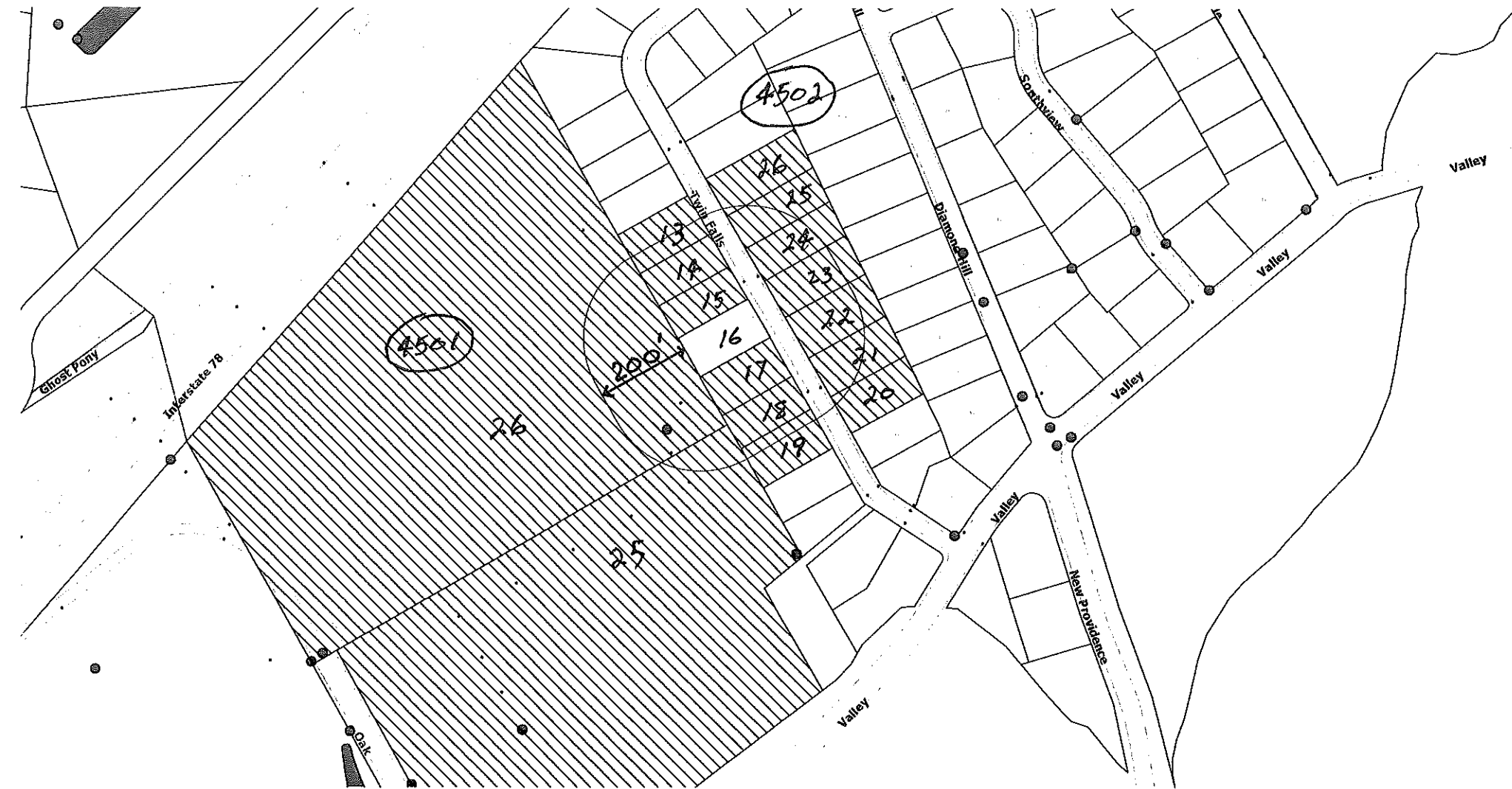
## OWNER &amp; ADDRESS REPORT

12/17/19 Page 1

CERTIFIED 200' LIST FOR BLOCK: 4501 LOT: 16  
87 TWIN FALLS ROAD

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4501	13		2	BRADY, THOMAS P & KERI E 67 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	67 TWIN FALLS RD	
4501	14		2	SARKIS, ALLISON L 75 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	73 TWIN FALLS RD	
4501	15		2	STARR-TALSMAT, JENNIFER 79 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	79 TWIN FALLS RD	
4501	17		2	D'AMATO, CHRISTOPHER & LARITZA 95 TWIN FALLS ROAD BERKELEY HEIGHTS, NJ 07922	95 TWIN FALLS RD	
4501	18		2	MILMOE, JACQUES R & CAROLYN A 101 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	101 TWIN FALLS RD	
4501	19		2	BUCHHOLZ, MICHAEL H. & CYDNEY N. 109 TWIN FALLS ROAD BERKELEY HEIGHTS, NJ 07922	109 TWIN FALLS RD	
4501	25		4A	CONNELL EAST LLC 200 CONNELL DRIVE BERKELEY HEIGHTS, NJ 07922	50 CONNELL DRIVE	
4501	26		4A	THE CONNELL CO./LTF R.E. CO., INC. 2902 CORPORATE PLACE CHANHASSEN, MN 55317	25 CONNELL DRIVE	
4502	20		2	BARTHOLOMEW, ALBERT 108 TWIN FALLS ROAD BERKELEY HEIGHTS, NJ 07922	108 TWIN FALLS RD	
4502	21		2	ILLIS, WILLIAM R. & ILLIS-SHORE, M. 102 TWIN FALLS ROAD BERKELEY HEIGHTS, N J 07922	102 TWIN FALLS RD	
4502	22		2	ROMANKO, EDWARD J & MARORUM, LISA M 94 TWIN FALLS ROAD BERKELEY HEIGHTS, N J 07922	94 TWIN FALLS RD	
4502	23		2	ABOU-SAID, NAIM 86 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	86 TWIN FALLS RD	
4502	24		2	TESKA, MICHAEL E. & ELIZABETH C. 78 TWIN FALLS ROAD BERKELEY HEIGHTS, N J 07922	78 TWIN FALLS RD	
4502	25		2	KIROV, STEFAN & CIESMELESWSKI, I 72 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	72 TWIN FALLS RD	
4502	26		2	REINBOLD, HENRY W & JEANETTE 66 TWIN FALLS RD BERKELEY HEIGHTS, NJ 07922	66 TWIN FALLS RD	

200' radius map (87 Twin Falls Rd.)  
for B-4501 L-16







**Sarah E. Lieberman**  
Architects

4500 WEST 107<sup>th</sup> ST  
TWIN FALLS, ID 83422-1070

BCA-4  
REV. 3.1.14

**Sarah E. Lieberman, Architect** **INVOICE**

14 Tree Top Dr.  
Scranton, NJ 07981  
(977) 438-8496  
Sara@SELiebc.com

**Trezza Residence**  
87 Twin Falls Rd  
New Providence, NJ

INVOICE NUMBER Trezza  
INVOICE DATE December 11, 2019  
PROJECT Trezza  
TERMS Due on receipt

ITEM	DESCRIPTION	RATE	PAID	AMOUNT DUE
1	Existing Site visit	1,000.00		1,000.00
2	Design BOA set	650.00		650.00
	Printing of pages	5/page		20.00