

Application No. 3-20
Date of Filing 2/26/20

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Application Fee 5.00

FEB 26 2020

APPLICATION TO ZONING BOARD OF ADJUSTMENT, Berkeley Heights, NJ

NOTE: It is the responsibility of the applicant to specify in this application all variances requested 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 Glenn & Dara Forrester for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name Glenn & Dara Forrester, residing at 115 North Road, Berkeley Heights
Telephone No. (609) 246-3517, Fed.ID# (if applicable)

1. Petitioner is owner of property at 115 North Road, Block 210L, Lot 2.01 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:
Proposed construction of one story addition to existing dwelling consisting of kitchen expansion, mud room, laundry room & rear, enlarging & modifying garage, driveway alterations deck modifications, front set-backs
Site: 6.1.B requires Principal Front Yrd. Setback of 50', exist. 50.93, Proposed 44.17', Combined Side Yrd Setback of 30', exist. 36.03, Prop. 22.30'; One side yard setback required 12', exist. 23.69', Proposed 9.96'

3. Does the Application concern a request for Certificate of Nonconformity?
Does the Application concern a Use Variance? NO and: a) Site Plan _____ b) Subdivision _____

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 (4-Ft.)	Existing	Proposed	Variance Required: Y/N
Lot Area	<u>20,000 (SF)</u>	<u>30616 SF</u>	<u>30616 SF</u>	<u>N</u>
Lot Width	<u>100</u>	<u>107.02</u>	<u>107.02</u>	<u>N</u>
Lot Depth	<u>150</u>	<u>298.20</u>	<u>298.20</u>	<u>N</u>
Front Setback	<u>50</u>	<u>50.93</u>	<u>44.17</u>	<u>Y</u>
Side Setback	<u>12</u>	<u>23.69</u>	<u>9.96</u>	<u>Y</u>
Side Setback	<u>12</u>	<u>12.34</u>	<u>12.34</u>	<u>N</u>
Combined side setbacks	<u>30</u>	<u>36.03</u>	<u>22.30</u>	<u>Y</u>
Rear Setback	<u>40</u>	<u>214.56</u>	<u>210.50</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 2215 sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 713 sq. ft.
- 3- Total area to be occupied by structures 2928 sq. ft.
- 4-Area of existing Accessory items (detached garage, patio, driveways, walks, pool, shed) 2204 sq. ft.
- 5-Area of proposed Accessory items (detached garage, patio, driveway, walks, pool, shed) -233 sq. ft.
- 6-Total area to be occupied by Accessory items 2031 sq. ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 4479 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 4959 sq. ft.

c. Accessory structures (if applicable): _____
 (type: shed, deck pool, etc.)
 Area proposed _____ square feet
 Maximum height proposed _____ feet
 Proposed Set Backs
 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%
Existing accessory items (Item 4/sq.ft. of lot)	10%	10%
Total existing lot coverage	25%	30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot)	25%	30%
Proposed structures (Items 1 + 2/sq. ft. of lot)	15%	20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot)	10%	10%
Total proposed lot coverage	25%	30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot)	25%	30%

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:
Relocation garage entry to front will ease access in and out of garage. Expansion at rear and right side will provide additional space in kitchen, garage and add mud room with direct access to garage.

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 YES 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 instruction ns
 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
115 North Road
 Address
Berkeley Heights N.J. 07922
 Phone (646) 246-3517 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: 2/14/2020
Application Number: ZA-20-44
Permit Number:
Project Number:
Fee: \$0

Denial of Application

Date: 2/14/2020

To: GRA ARCHITECTS, INC.
310 SPRINGFIELD AVE., SUITE 12
BERKELEY HEIGHTS, NJ 07922

CC: Forrester, Glenn & Dara
115 North Road
Berkeley Heights, NJ 07922

RE: 115 NORTH ROAD
BLOCK: 2701 LOT: 2.01 QUAL: ZONE: R-20

DEAR GRA ARCHITECTS, INC.,

Your request is hereby denied based upon the following requirements:

The property owner is proposing to construct a one story addition onto their existing single family dwelling to consist of; kitchen expansion, mud room, laundry room to the rear of the house, enlarging and modifying a side load two car garage to a front load two car garage, driveway alterations, deck modification and interior alterations.

Section 6.1.1B "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance requires a minimum principal front yard setback of 50', where 50.93' is existing and 44.17' is proposed. Minimum principal side yard setback in the R-20 zone is 12', where 23.69' is existing and 9.96' is proposed. Combined side yard setbacks must total 30' minimum, where 36.03' is existing and 22.30' is proposed.

Nonconforming: driveway off-set from side property line.

FEMA Flood Zone Determination - Panel 16F 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.

Note:

1. Do renovations include the installation of a back-up generator. Proposed and existing side yard setbacks are not large enough to allow for the conforming installation of a generator?
2. There shall be no storage permitted under any deck and no hot tub, jacuzzi or the like shall be permitted on any exterior deck.

Sincerely,

THOMAS A. BOCKO, ZONING OFFICER



Berkeley Heights Environmental Commission
29 Park Avenue
Berkeley Heights, NJ 07922
(908) 464-2700 ext. 2116
www.BH-EC.org

MEMO

March 10, 2020

TO: Zoning Board of Adjustment

Subject: 115 North Rd., Block 2701, Lot 2.01

Findings of Fact:

- The applicant proposes to construct one-story addition.
- The site does not appear to be in a flood plain, a riparian zone or a wetland.
- Recharge value appears to be between 6 and 12 inches per year.
- Slope of 3 to 8 percent.
- Proposed impervious coverages for structures, accessory items and total lot coverage are below the maximum allowed.
- DEP has adopted groundbreaking green-infrastructure rules to reduce pollution and flooding from stormwater runoff
- Application includes General Construction and Design & Grounds and Landscaping Considerations.

Recommendations:

- In light of the new DEP green infrastructure rules and recharge value, retain stormwater runoff on the property with green infrastructure.
 - Disconnect any downspouts or sump pumps from the street and connect them to rain gardens or vegetative swales. Information on rain gardens can be found at http://water.rutgers.edu/Rain_Gardens/RGWebsite/raininfo.html.
 - Use pervious pavers for the walkway.
 - Have driveway slope onto lawn where a vegetative swale is installed.

Glenn & Dara Forrester
115 North Road, B.H.

Low Impact Checklist – Planning & Construction

This suggested list has been compiled by the Berkeley Heights Green Team in collaboration with related township departments. This is not a requirement of the uniform construction code. It is intended to:

- 1) assist those planning construction projects to do so in a manner that causes the least disruption to the environment;
- 2) establish a healthy setting for those occupying the new or renovated space; and
- 3) reduce waste and save resources.

General Construction and Design & Grounds and Landscaping

Use orientation and design to maximize passive solar heat/cooling. For example, orient the building along its east-west axis to have a larger surface exposure to the south, and use deciduous vegetation to block the sun in the summer months and maximize light and heat in the winter months.

Minimize disturbance to soils and vegetation. Use proper planning to protect vegetation during construction and prevent damage to surrounding areas

Create landscapes that use native plantings to limit the need for lawn chemicals and maintenance (mowing, trimming, watering). Use captured rainwater (rain barrel) or recycled grey water for irrigation.

Recycle and/or salvage non-hazardous construction and demolition debris

Use renewable building materials and products. Choose products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide)

Use local construction companies and products (i.e. local and sustainable woods)

Place parking spaces in shaded areas. Use paving materials with an SRI value >29 (this will reflect, not absorb solar heat)

Storm Water Management

Limit impervious surfaces -- use an open grid pavement system (at least 50% pervious)

Reduce impervious cover to promote infiltration that captures and treats storm water runoff from rainfall

Avoid runoff to other properties by installing an underground cistern or rain garden. This will keep water on your own property and out of the sewer system

Glenn & Dana Forrester
115 North Road, B.H.

Energy & Lighting

- Provide natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage
- Choose energy-efficient light bulbs. Use solar lighting outdoors
- Use motion sensor lighting where applicable. In commercial/industrial settings use sensor controls
- Conserve energy, reduce electricity use and if possible incorporate renewable energy
- Choose ENERGY STAR appliances

Heating and Cooling

- Increase amount of insulation by using 2 x 6 studs
- Install programmable thermostats and attic fans to regulate heating and cooling
- Install heat pumps to transfer energy heat and cold
- Use high efficiency boilers/furnaces
- Use light color roofing materials to limit heat absorbed by dark colored roofs. Consider tile or metal roofs
- Use roofing material with a solar reflectance index (SRI) equal or greater than 78 for low roofs and 29 for steep-sloped roofs

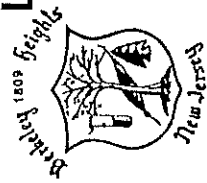
Water

- Install low-flow shower heads
- Consider installing dual-flush toilets

if there are any other sustainable building practices not mentioned before, that will be used in this project, please describe:

Resources:

1. U.S. Green Building Council -NJ, <http://www.usgbcnj.org/>
2. Green Building Manual, <http://greenmanual.rutgers.edu>
3. The Native Plant Society of New Jersey, www.npsnj.org



LIST OF PROPERTY OWNERS TO BE SERVED NOTICE TOWNSHIP OF BERKELEY HEIGHTS

29 PARK AVENUE
BERKELEY HEIGHTS, NEW JERSEY 07922

☆

PHONE: (908) 464-2700
FAX: (908) 464-8150

The following property owners shall be notified at least 10 days prior to the date set for hearing. The applicant shall clearly indicate the type of service, i.e., P.S. (Personal Service) or R.M.S. (Registered Mail Service) used to notify each owner. See instruction for method of service and filing of affidavit.

Application No.: _____ Date Requested: March 5, 2020

Block: 2701 Lot(s): 2.01 Address: 115 North Road

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Address</u>	<u>Service</u>
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SEE ATTACHED LIST

I certify that the above is an accurate and complete list of property owners and addresses as prepared from the most recent tax lists. The owners must be given notice pursuant to NJSA 40:55D-12.

Date: 3/5/2020 Robert M. Edgar
Tax Assessor TS.

I certify that no taxes, or assessments for local improvements, are due or delinquent on the subject property.

Date: 3-5-2020 Jackie Ann Feltyje
Tax Collector

* Berkeley Heights, NJ 07922 (unless otherwise noted)

Form No. 10 1/81

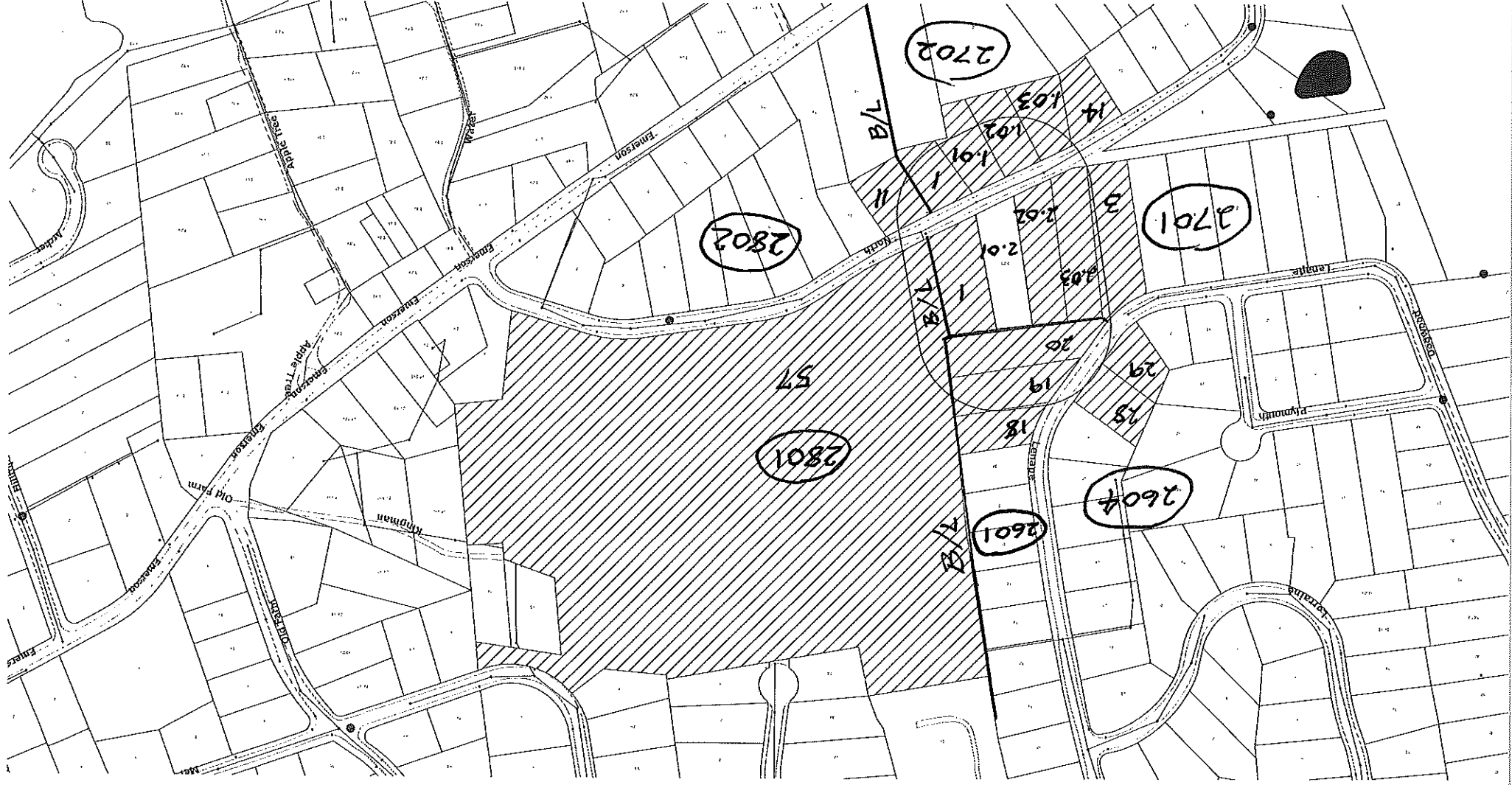
BERKELEY HEIGHTS

OWNER & ADDRESS REPORT

CERTIFIED 200' LIST FOR BLOCK: 2701 LOT: 2.01
115 NORTH ROAD

03/05/20 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2601	18		2	D'CRUZ, CYRIL A. & MONICA 49 LENAPE LANE BERKELEY HEIGHTS, N J 07922	49 LENAPE LA	
2601	19		2	MONACO, PATRICK & MARIA H/W 39 LENAPE LA BERKELEY HEIGHTS, NJ 07922	39 LENAPE LA	
2601	20		2	SHEA, PETER & ELIZABETH 29 LENAPE LANE BERKELEY HEIGHTS, N J 07922	29 LENAPE LA	
2604	28		2	CAIANO, MANUEL & GUILLERMINA 34 LENAPE LANE BERKELEY HEIGHTS, N J 07922	34 LENAPE LA	
2604	29		2	DEL CORSO, CARL A & GLORIA A 22 LENAPE LANE BERKELEY HEIGHTS, N J 07922	22 LENAPE LA	
2701	1		2	DALVI, MJSBAH 105 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	105 NORTH ROAD	
2701	2.01		2	FORRESTER, GLENN & DARAH 115 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	115 NORTH ROAD	
2701	2.02		2	UHOUSE, MICHAEL J. & DEBORAH A. 125 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	125 NORTH ROAD	
2701	2.03		2	ABRAMOVICI, MIRON & GABRIELA 135 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	135 NORTH ROAD	
2701	3		2	SMITH, HOWARD & LISA 19 LENAPE LANE BERKELEY HEIGHTS, NJ 07922	19 LENAPE LA	
2702	1		2	CHIANG, TUNG CHING & ANGELA R 110 NORTH ROAD BERKELEY HEIGHTS, N J 07922	110 NORTH ROAD	
2702	1.01		2	YUEH LIVING TRUST 120 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	120 NORTH ROAD	
2702	1.02		2	SPONHEIMER, DAVID & NICOLE 130 NORTH ROAD BERKELEY HEIGHTS, NJ 07922	130 NORTH ROAD	
2702	1.03		2	MATFES, HERMAN H. & KATHERINE 140 NORTH ROAD BERKELEY HEIGHTS, N J 07922	140 NORTH ROAD	
2702	14		2	NESSONSON, LINDA R 44 BRANKO ROAD BERKELEY HEIGHTS, NJ 07922	44 BRANKO ROAD	
2801	57		15C	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE BERKELEY HEIGHTS, N J 07922	EMERSON LANE	
2802	11		2	O'HALLORAN, KEVIN S. & DIANE L. 100 NORTH ROAD BERKELEY HEIGHTS, N J 07922	100 NORTH ROAD	



200' radius map
 for
 block 2701
 bt 2.01
 (115 North Road)