

APP #12-20

RECEIVED

Date of Filing 6/25/2020

JUN 25 2020

Application ZA-20-266

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 requested.

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

Petitioner Name Sandra Vilboa, residing at 230 Park Ave.

Telephone No. 9083704432 Fed.ID# (if applicable) [Signature]

1. Petitioner is Owner of property at 230 Park Ave Block 1105, Lot 4 on the Tax Map located in the R-15 Zone.

2. The Petitioner is requesting to use the property in the following manner with the following variances required:
Principal addition requiring front yard setback relief from Excluded Ave.

3. Does the Application concern a request for Certificate of Nonconformity? No
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 6.1.1B of the Zoning Ordinance.

5. a. Description of the Property:

Corner lot + 10%	Required See Attached Schedule 6.1.1B	Existing	Proposed	Variance Required: Y/N
Lot Area	16,500	14,210	14,210	nonconforming
Lot Width	100'	70'	70'	nonconforming
Lot Depth	130'	203'	203'	N
Front Setback	50' 50' 50'	50' 182' 94'	50' 172' 94'	N Y N
Right Side Setback	12'	9.2'	9.2'	nonconforming
Left Side Setback	NA	NA	NA	N
Combined side setbacks	NA	NA	NA	N
Rear Setback	NA	NA	NA	N

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

- 1-Area of existing structures (house, attached garage, covered porch) to remain 1495 sq. ft.
- 2-Area of proposed structures (house, attached garage, covered porch) 149 sq. ft.
3- Total area to be occupied by structures 1644 sq. ft.
- 4-Area of existing Accessory Items (detached garage, patio, driveways, walks, pool, shed) 925 sq. ft.
- 5-Area of proposed Accessory Items (detached garage, patio, driveway, walks, pool, shed) <497 sq. ft.
- 6-Total area to be occupied by Accessory Items 876 sq. ft.
- 7-TOTAL AREA OF EXISTING STRUCTURES AND ACCESSORY ITEMS 2420 sq. ft.
- 8-TOTAL AREA OF EXISTING & PROPOSED STRUCTURES & ACCESSORY ITEMS 2520 sq. ft.

c. Accessory structures (if applicable): N/A

(type: shed, deck pool, etc.)
Area proposed _____ square feet
Maximum height proposed _____ feet
Side _____ Side _____ Rear _____

	Maximum Allowed
d. <u>Coverage (from 5.b., Page 1)</u>	<u>R-15/20 Zone</u> <u>R-10 Zone</u>
Existing structures (Item 1/sq.ft. of lot) <u>10.52</u> percent	15% 20%
Existing accessory items (Item 4/sq.ft. of lot) <u>6.51</u> percent	10% 10%
Total existing lot coverage <u>17.03</u> percent	25% 30%
Total existing impervious (Item 1 + Item 4/sq. ft. of lot) <u>17.03</u> percent	25% 30%
Proposed structures (Items 1 + 2/sq. ft. of lot) <u>11.57</u> percent	15% 20%
Proposed accessory items (Items 4 + 5/sq. ft. of lot) <u>6.16</u> percent	10% 10%
Total proposed lot coverage <u>17.73</u> percent	25% 30%
Total proposed impervious (Items 1+2+4+5/sq. ft. of lot) <u>17.73</u> percent	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:
3 Front yard setback, undersized lot area, lot width, aesthetic improvement to property and neighborhood, house will function better for our family.

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 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.

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.

Sandra K. Miller
Petitioner Signature

Address 230 Park Avenue

Phone 908 370 4432

Cell Phone _____
E-Mail Address Sandra.01100.1020@gmail.com



Berkeley Heights Township
ZONING
29 PARK AVE
BERKELEY HEIGHTS, NJ 07922
908-464-2700, 2115
TBOCKO@BHTWP.COM

Application Date: 6/23/2020
Application Number: ZA-20-266
Permit Number:
Project Number:

Fee: \$0

Denial of Application

Date: 6/23/2020

To: SANDRA ULLBA & JORGE SALAMANCA CC: APP TELE:(908) 370-4432
230 PARK AVENUE APP EMAIL:SANDRAULLOA1020@GMAIL.COM
BERKELEY HEIGHTS, NJ 07922

RE: 230 PARK AVE
BLOCK: 1105 LOT: 4 QUAL: ZONE: R-15

DEAR SANDRA ULLBA & JORGE SALAMANCA,

Your request is hereby denied based upon the following requirements:

The applicant is proposing a house renovation that consist of a new second story over the existing first floor of this single family dwelling, a new one story addition at the front foyer, a new covered front porch & stairs and interior renovations.

The lot is a corner lot with frontage on Park Ave., unimproved Euclid Ave. and unimproved Clinton Ave. therefore having three (3) front yards each with a 50' setback.

Section 6.1.1B "Schedule of General Regulations" requires a minimum front yard setback for each street front of 50'. The existing nonconforming front yard setback along Euclid Ave. is 18.28' and 17.28' is proposed to the new cantilevered second floor.

Nonconforming: lot width, lot area, existing front yard setback along Euclid Ave., existing side yard setback, shed setbacks off property line and location (technically located in Clinton Ave. front yard).

Note:

1. The floor plan indicates an existing "summer" kitchen located in the basement area.
2. A large portion of the existing driveway utilizes unimproved Euclid Ave. as access to improved Park Ave.

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.

Sincerely,

A handwritten signature in cursive that reads 'Thomas A. Bocko'.

THOMAS A. BOCKO, ZONING OFFICER

Applicant Sandra Villor
Application # ZA-20-266

Township of Berkeley Heights

Township Official

General Construction and Design & Grounds and Landscaping Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	()	Consider the 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). Consider using captured rainwater (rain barrel) or recycled grey water for irrigation.
(✓)	()	Recycle and/or salvage non-hazardous construction and demolition debris.
(✓)	()	Consider the use of renewable building materials and products. Consider choosing products with low VOCs and avoid products that contain hazardous chemicals (i.e. formaldehyde, cyanide).
(✓)	()	The use of local construction companies and products (i.e. local and sustainable woods) is recommended.
(✓)	()	Where practicable, place parking spaces in shaded areas and consider using paving materials with an SRI value >29 (this will reflect, not absorb solar heat).

Storm Water Management Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(✓)	()	Consider reducing impervious cover to promote infiltration that captures and treats storm water runoff from rainfall.
(✓)	()	Consider avoiding 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.

Energy & Lighting Considerations

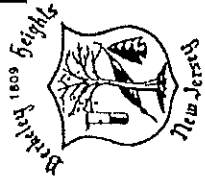
<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	()	Consider providing natural daytime lighting as much as possible with skylights or solo tubes. Consider using triple-pane windows, with protection against sun damage.
(✓)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
(✓)	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(✓)	()	Conserve energy, reduce electricity use and if possible incorporate renewable energy.
(✓)	()	Consider choosing ENERGY STAR appliances.

Heating and Cooling Considerations

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

Water Usage Considerations

<u>Applicant</u>	<u>Reviewed</u>	<u>Item</u>
(✓)	()	Consider use of 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:



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: July 1, 2020

Block: 1105 Lot(s): 4 Address: 230 Park Ave

<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: 07/01/2020 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: 7-1-2020 Anthony DeLuca
Tax Collector

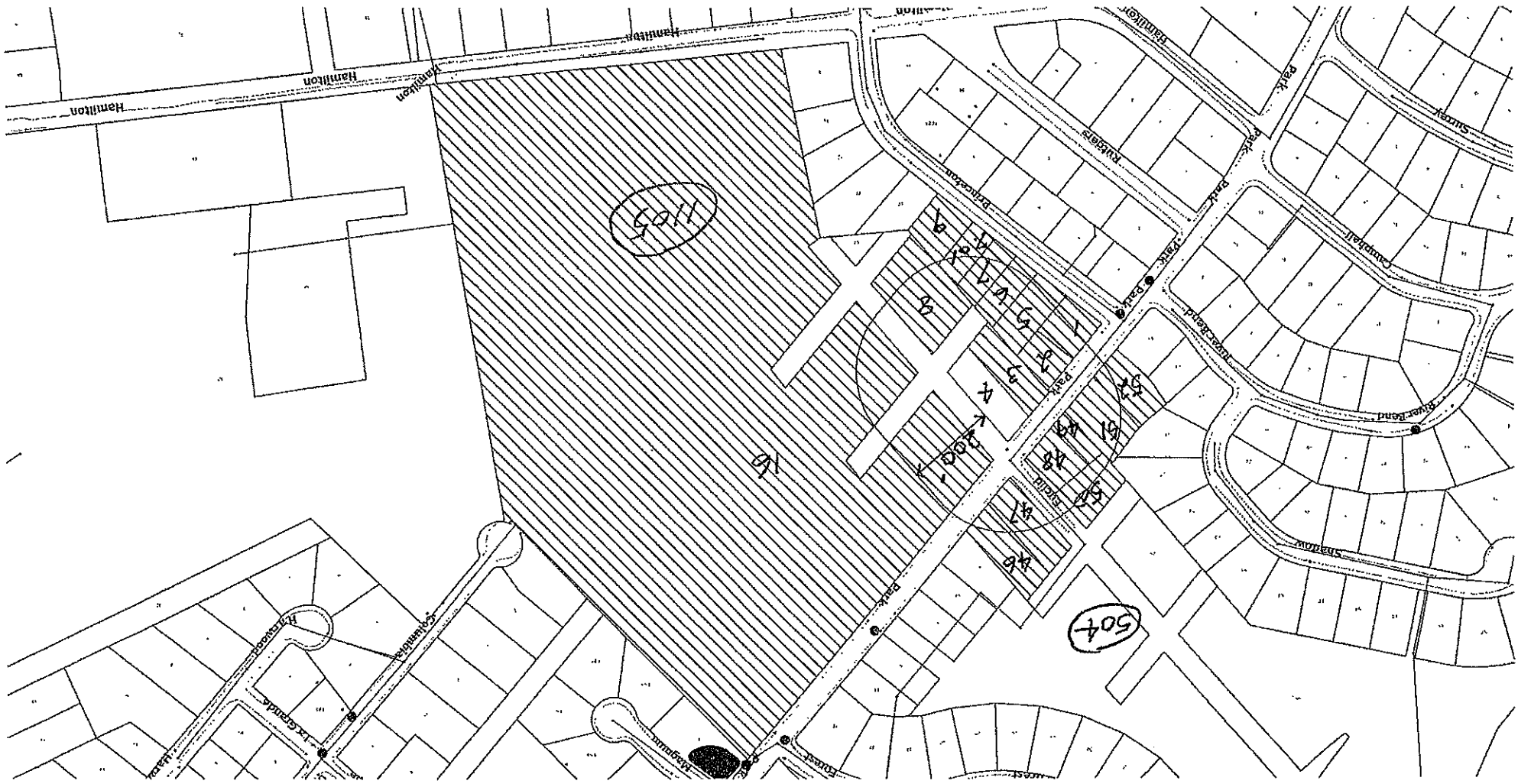
BERKELEY HEIGHTS

OWNER & ADDRESS REPORT

CERTIFIED 200' LIST FOR BLOCK: 1105 LOT: 4
230 PARK AVE

07/01/20 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
504	46		2	LOGAN, JOHN C. & LOGAN, PAULINE 209 PARK AVENUE BERKELEY HEIGHTS, NJ 07922	209 PARK AVE	
504	47		2	DELIA, THOMAS V. & SUSAN G. 215 PARK AVENUE BERKELEY HEIGHTS, NJ 07922	215 PARK AVE	
504	48		2	CERQUEIRA, ANTONIO P 50 GATES TERR LONG HILL, NJ 07933	225 PARK AVE	
504	49		2	GRABOWSKI, ROBERT S. & HELEN J. 12 EUCLID AVENUE BERKELEY HEIGHTS, N J 07922	12 EUCLID AVE	50
504	51		2	LETTINGTON, ANDREW M. & MICHELE S. 239 PARK AVENUE BERKELEY HEIGHTS, N J 07922	239 PARK AVE	
504	52		2	MANKIEWICZ, LESZEK & ROCHELLE S. 247 PARK AVENUE BERKELEY HEIGHTS, NJ 07922	247 PARK AVE	
1105	1		2	SANTORO, CARLO & ELIZABETH ANN 248 PARK AVENUE BERKELEY HEIGHTS, N J 07922	248 PARK AVE	
1105	2		2	HAUER, ERNEST B 242 PARK AVE BERKELEY HEIGHTS, NJ 07922	242 PARK AVE	
1105	3		2	HAUER, ERNEST B 242 PARK AVE BERKELEY HEIGHTS, NJ 07922	236 PARK AVE	
1105	5		2	SIENKO, MICHAL & BAYATA, SEHAR 12 PRINCETON AV BERKELEY HEIGHTS, NJ 07922	12 PRINCETON AV	
1105	6		2	GRIFFITH, IWOMA 16 PRINCETON AVENUE BERKELEY HEIGHTS, NJ 07922	16 PRINCETON AV	
1105	7		2	BRANCHEAU, CHRISTOPHER P. & SUSAN A 22 PRINCETON AVENUE BERKELEY HEIGHTS, N J 07922	22 PRINCETON AV	7.01
1105	8		15C	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE BERKELEY HEIGHTS, N J 07922	CLINTON AVENUE	
1105	9		2	SCALES, DAVID & SCALES, CAROL A. 36 PRINCETON AVENUE BERKELEY HEIGHTS, N J 07922	36 PRINCETON AV	
1105	16		15C	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE BERKELEY HEIGHTS, N J 07922	PARK AVE	



200' radius map
for
blocks 1105 lot 4
(330 Park Ave.)