

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

**AGENDA  
Virtual Online Public Meeting  
November 12, 2020 @ 7:30 PM**

**NOTE:** Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

**TO JOIN A LIVE MEETING:**

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first  
Meeting ID: 357-574-7364  
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at [cvalenti@bhtwp.com](mailto:cvalenti@bhtwp.com).

**Adequate Meeting Notice:**

This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with all regulations of the SUNSHINE LAW. Proper notice has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. 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. Nappi, Mr. Delia, Mr. Coviello,  
Mr. Sylvester, Mr. Ringwood, and Mr. Pereda

Mr. Warner, Board Attorney

**Roll Call:**

**Adoption of Minutes:**

October 22, 2020

**Adoption of Resolutions:**

**App.#22-20: Walter T. & Kathleen A. Butler, 163 Gallinson Dr., Block 3902, Lot 18**

Proposed construction of a 488-sq. ft. expansion of an existing 133-sq. ft. deck with stairs to grade and a proposed chairlift located adjacent to the deck stairs. Relief is needed from Section 3.1.8 “Decks” as the deck location, size, and height do not conform to the ordinance. (R-20 Zone)

**App.#21-20: Tracy & Kenneth Curran, 81 Cedar Green Lane, Block 2801, Lot 52**

Proposed expansion of an existing concrete patio and construction of a 42” high masonry wall around a gas fire pit. Relief is needed from Section 6.1.1B. “Schedule of General Regulations” for not conforming to accessory side yard setback requirements and exceeding the 10% maximum permitted “other” coverage percentage. (R-20 Zone)

**App.#19-20: Matthew & Tammy Sanders, 51 Holly Glen Lane N., Block 3502, Lot 6**

Proposed in-ground pool with pool surround. Variances are needed for exceeding the 10% maximum permitted “other” lot coverage as well as the 25% maximum permitted “total” lot coverage. (R-20 Zone)

**App.#23-20: Bret & Carolyn Sayre, 53 Orion Road, Block 3401, Lot 6 (R-20 Zone)**

Proposed in-ground pool with surrounding concrete patio. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the maximum permitted “other” lot coverage and “total” lot coverage percentages.

**Applications for Review:**

**Please Note:**

Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

<https://www.berkeleyheights.gov/227/Zoning-Board-of-Adjustment>

Scroll down to **Applications** and click on **Current/Pending Applications**.

**App.#24-20: Jennifer LaRosa, 154 Princeton Ave., Block 1708, Lot 1 (R-15 Zone)**

Proposed in-ground pool. The lot borders two unimproved streets, Central Street and Yale Avenue, resulting in two additional front-yard setbacks. As a result, the pool location behind the house is considered a front yard facing Yale Avenue and a front yard facing Central Street. Relief is needed from 1) Section 3.1.7C. which prohibits pools from being located in the front yard and 2) Section 6.1.1B. "Schedule of General Regulations" for exceeding the 10% maximum "other" lot coverage allowed. Nonconforming issues are principal front-yard setbacks from Princeton Avenue and Central Street, generator location in front yard facing Central Street.

**App.#17-20: 391 Springfield Avenue, LLC, 389-391 Springfield Ave, Block 208, Lot 20**

By resolution memorialized on February 19, 2020, the Planning Board approved the conversion of the 2<sup>nd</sup> and 3<sup>rd</sup> floor commercial office space in this existing building into a total of 8 residential apartments, a permitted use. The applicant is now seeking approval to convert the 1<sup>st</sup> floor space into 3 residential apartments – all affordable housing units – which would require a use variance, as residential units are not permitted on the first floor in the DD-Zone. The applicant is also requesting approval to construct an addition over the existing parking deck for an additional 8 residential units. The increase in units (to a total of 19 units) exceeds the density limits for the zone and triggers a D-5 Density variance. (DD-Zone)

**Discussion:**

2019 Annual Report

*Board may take formal action and adopt Annual Report at this meeting.*

**Adjournment**

Connie Valenti, Secretary