

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

**AGENDA
Virtual Online Public Meeting
April 29, 2021 @ 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.

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 has been posted on the Township website and the bulletin board of Town Hall. Instructions for public participation in the meetings has 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. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood,
Mr. Sylvester, and Mr. Pereda

Mr. Warner, Board Attorney

Roll Call

Adoption of Minutes:

March 25, 2021

Adoption of Resolutions:

App.#4-21: Lou & Mary Mastria, 94 Briarwood Dr.E., Block 803, Lot 14 (R-15 Zone)

Proposed above ground pool (24' round x 52" high) on a corner lot with frontage on Briarwood Dr. E. and Ridgewood Place. Relief is needed from Section 3.1.1.B.4 which prohibits pools in the front yard. The proposed pool would be located in the required front-yard setback from Ridgewood Place, and therefore also requires relief from Section 6.1.1B for insufficient front yard setback. A variance from Section 3.1.7 is also needed for the 52" height of the pool. Existing nonconforming issues are lot area, lot width, principal front yard setbacks for both street fronts, principal side yard setback, shed location, and building coverage.

App.#5-21: Stuart Rosenthal, 18 Magnum Court, Block 601, Lot 1.03 (R-15 Zone)

The homeowner is proposing to remove the existing pool surround and sidewalk leading to the driveway and reconstruct both. The project will also include a new deck at first floor level (8' 4" off grade) to be constructed across the rear of the house, a retaining wall, and new fencing. A 'paper' street at the rear of the property makes a portion of the rear yard technically a front yard and results in the need for two variances related to the location of the pool deck in the front yard. A variance is also needed for exceeding the maximum height allowed for a deck. All existing lot coverage percentages are nonconforming (building, other and total lot coverage). The location of an existing shed is also nonconforming.

App. #3-21: Steven Newman, 75 Lincoln St., Block 103, Lot 1 (R-10 Zone)

The applicant is proposing to enlarge an existing pool patio surround, construct a firepit sitting area, and add sidewalks from the dwelling to the pool area. This is a 200-ft.-deep through lot with street frontage on improved Lincoln Street and unimproved Washington Street. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the 10% maximum allowed other coverage percentage. (Existing other coverage is nonconforming.)

Applications for Review:

Please Note:

Documents in support of the applications may be found on the Zoning Board of Adjustment (ZBOA) 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.#6-21: Michael Calandrillo, 24 Shadow Lane, Block 504, Lot 77 (R-15 Zone)

Proposed second story addition over entire first floor and two-story addition at rear of house. Also proposed are a deck (5' x 7' 8"), a new front portico, porch, stairs and sidewalk. Relief is needed from Section 6.1.1.B. "Schedule of General Regulations" of the Municipal Land Use Ordinance for insufficient front-, side- and combined side-yard setbacks. A variance is also needed for exceeding the maximum permitted building coverage of 15%. Existing nonconforming issues are lot area, lot width, lot depth, principal front-, side- and combined side-yard setbacks.

App.#7-21: David & Liliana Bussin, 53 Watchung Blvd., Bl. 4806, L.17 (R-20 Zone)

Proposed installation of an inground pool, spa, pool surround, and sidewalk. Variances are required for insufficient rear-yard setback (pool) and for exceeding the maximum "other" and "total" lot coverage percentages allowed. In addition, the proposed location of the seepage tank is nonconforming. Existing nonconforming issues are lot area, other coverage, driveway location, as well as existing fence and paver patio location.

Adjournment

Connie Valenti, Secretary