

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

**AGENDA
Virtual Online Public Meeting
June 24, 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:

May 27, 2021

Adoption of Resolutions:

Amendment to Prior Approval:

App.#26-20: Keyvan Gharehtapeh, 129 Hamilton Ave., Block 1106, Lot 8.02

Proposed installation of an in-ground swimming pool with pool surround and fencing to be located in the rear yard. Variances are needed for exceeding the maximum other and total lot coverage percentages permitted. (R-15 Zone)

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%.

App.#8-21: Elfie Wegner, 161 Chaucer Drive, Block 1002, Lot 25 (R-15 Zone)

Proposed additions and renovations to consist of a new front entry portico and sidewalk, new one-story sunroom at the rear of the house, and a new deck to replace an existing deck. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient front-yard setback and for exceeding the maximum permitted "building," "other," and "total" lot coverage percentages allowed.

App.#9-21: Mr. and Mrs. Scorzafava, 356 Timber Dr., Bl. 2502, L. 21 (R-15 Zone)

Proposed in-ground pool, patios, spa, fire pit, and house additions and improvements. Relief is needed from Section 6.1.1B. "Schedule of General Regulations" for insufficient front and combined side yard setbacks. In addition, variances are needed for exceeding the maximum "other" and "total" lot coverage percentages allowed.

Please Note:

Documents in support of the following 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**.

Requests for Amendments to Prior Approvals:

CARRIED FROM MAY 27, 2021 WITH NO FURTHER NOTICE REQUIRED:

App.#17-20: 391 Springfield Avenue, LLC, 389-391 Springfield Ave, Bl. 208, L. 20

By resolution memorialized on February 19, 2020, the Planning Board approved the conversion of the 2nd and 3rd 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 1st 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) [CHANGE WORDING?]

New Applications for Review:

CARRIED FROM MAY 27, 2021 WITH NO FURTHER NOTICE REQUIRED:

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.

App.#10-21: Marci Ryvicker, 20 Old Farm Road, Block 2801, Lot 64.02 (R-20 Zone)

Proposed installation of an in-ground pool and associated outdoor improvements including waterfall feature, spa, pool decking, and retaining wall. Relief is needed from Section 6.1.1B “Schedule of General Regulations” for exceeding the maximum permitted other and total lot coverage percentages of 10% and 25%, respectively.

New Applications for Review (continued):

App.#11-21: Ayushman & Sonali Hazarika, 106 Cedar Green Lane, Bl. 3001, L. 2

Proposed principal additions consisting of a new covered front porch, new one-story addition to the rear, south side, new one-story addition to the rear, north side, new covered patio, walls, spa, and stone boulder retaining wall. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the maximum permitted other and total lot coverage percentages of 10% and 25%, respectively. A variance is also needed for combined side yard setbacks of less than the required 30 ft. Existing nonconforming issues are shed and driveway locations. (R-20 Zone)

Adjournment

Connie Valenti, Secretary