

RECEIVED

Application No. 17-21

Application Fee _____

Date of Filing 8/20/21

AUG 20 2021

Escrow _____

APPLICATION TO ZONING BOARD OF ADJUSTMENT Berkeley Heights, NJ

NOTE: It is the responsibility of the applicant to specify the relief requested 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 required.

In the matter of the petition of CHAD & REBECCA MILLER for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name CHAD & REBECCA MILLER residing at 111 HAMPTON DRIVE
Telephone No. 201-852-2246 Email address thechadmiller@gmail.com

1. Petitioner is Owner of property at 111 HAMPTON DR., Block 3205, Lot 12 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:
REMOVE REAR YARD DECK; CONSTRUCT NEW 2-STORY ADDITION AT REAR;
ADD NEW COVERED DECK, NEW PAVEMENT PATIO, WALKWAYS & CONNECTING
STAIRS TO ACCOMMODATE GRADE CHANGES.

3. Does the Application concern a request for Certificate of Nonconformity? YES
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 _____ Section 61-1B of the Zoning Ordinance.

5. a. Description of the Property:

	Required See Attached Schedule 6.1.18	Existing	Proposed	Variance Required: Y/N
Lot Area (sq. ft.)	20,000	16,618	16,618	N
Lot Width	100 FT.	158.91 FT.	NO CHANGE	N
Lot Depth	130 FT.	135 FT.	NO CHANGE	N
Front Setback	50 FT.	42 FT.	42 FT.	N
Side Setback	12 FT.	26.8 FT.	NO CHANGE	N
Side Setback	18 FT.	68.33 FT.	NO CHANGE	N
Combined side setbacks	30 FT.	95.13 FT.	NO CHANGE	N
Rear Setback	42 FT.	34.08 FT.	25.92 FT.	Y

b. Provide coverage numbers below. Do not include slotted deck in this section:

- 1. Area of existing buildings/structures (house, attached/detached garage, covered porch, shed) to remain 1541 sq. ft.
- 2. Area of proposed buildings/structures (house, attached/detached garage, covered porch, shed) 491 sq. ft.
- 3. Total area to be occupied by buildings/structures 2,032 sq. ft.
- 4. Area of existing Other Items (patio, driveways, walks, pool) 1,471 sq. ft.
- 5. Area of proposed Other Items (patio, driveway, walks, pool) 387 sq. ft.
- 6. Total area to be occupied by Other Items 1,858 sq. ft.
- 7. TOTAL AREA OF EXISTING BUILDINGS/STRUCTURES AND OTHER ITEMS 3,012 sq. ft.
- 8. TOTAL AREA OF EXISTING & PROPOSED BUILDINGS/STRUCTURES & OTHER ITEMS 3,880 sq. ft.

		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
c. <u>Lot Coverage</u> (from 5.b., Page 1)			
Existing buildings/structures (Item 1/sq.ft. of lot)	<u>9.27</u> percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	<u>6.85</u> percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	<u>18.12</u> percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	<u>12.23</u> percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	<u>11.18</u> percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	<u>23.35</u> percent	25%	30%

d. Accessory buildings/structures (if applicable): NONE
 (type: pool, etc.)

Area proposed _____ square feet
 Maximum height proposed _____ feet
 Proposed Set Backs
 Side _____ Side _____ Rear _____

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:
TRIANGULAR SITE GEOMETRY & LOT SIZE CREATES THE REAR YARD SETBACK VARIANCE AND MINOR OTHER COVERAGE VARIANCE

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 instructions
 - 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.

Case Miller
 Petitioner Signature
111 HAMPTON DRIVE
 Address
BERKELEY HTS, NJ 07922
201-852-2246
 Phone
thechadmillier@gmail.com
 Cell Phone
 E-Mail Address



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

Application Date: 7/26/2021
 Application Number: ZA-21-481
 Permit Number: _____
 Project Number: _____
 Fee: \$0

Denial of Application

Date: 8/3/2021

To: GRA ARCHITECTS C/O JIM RAMENTOL
 310 SPRNGFIELD AVE.
 BERKELEY HEIGHTS, NJ 07922

CC: APP TELE:(908) 464-0106
 APP EMAIL:J.RAMENTOL@GRAARCHITECTS.COM
 Chad & Rebecca Miller
 111 Hampton Dr.
 Berkeley Heights, NJ 07922

RE: 111 HAMPTON DR
 BLOCK: 3205 LOT: 12 QUAL: ZONE: R-20

DEAR GRA ARCHITECTS C/O JIM RAMENTOL,

The applicant is proposing to remove an existing rear yard deck, construct a new two story addition to the rear of the house, new covered deck, new paver patio, walls, bluestone walkway and stairs to connect and accomodate the grade changes.

Section 6.1.1B "Schedule of General Regulations" of the Municipal Land Use Procedures Ordinance requires a minimum 40' principal rear yard setback, where nonconforming 38.08' is existing and 25.91' is proposed to the new roof covered deck.

REVISED - 8/25/21; Plan revision has increased patio size by 200 sq. ft. creating a coverage variance for "other" coverage (8.85% existing and 11.18%.

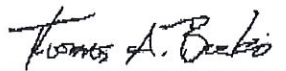
Note:

The property contains a tributary of the Green Brook running parallel to the rear property line. The proposed property improvement are all located in the rear yard area. Information relative to Chapter 15.28 - Division 1 "Flood Damage Prevention", and Divison 2 "Raparian Zone" have not been provided. Compliance with this chapter needs to be documented or relief requested and granted from sections of the Chapter.

Upon variance application to the Zoning Board of Adjustment it is recommended that data needed to document compliance with Chapter 15.28 be presented to the Board and/or relief requested, which maybe subject to in-house review and approval by the Township Engineer or a consultant advising and representing the Board. Division 1 "Flood Hazard Prevention subject to NJ State DEP LOI, Letter of Interpretation.

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,


 Thomas A. Bocko - Zoning Officer

Applicant Miller

Application # 17-21

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.
()	(N/A)	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>
()	(N/A)	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
()	(N/A)	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.
()	(N/A)	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.
()	(N/A)	Consider installation heat pumps to transfer energy heat and cold.
()	(N/A)	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.
()	(N/A)	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>
()	(N/A)	Consider use of low-flow shower heads.
()	(N/A)	Consider installing dual-flush toilets.
()	(N/A)	If there are any other sustainable building practices not mentioned before, that will be used in this project, please describe: <hr/> <hr/> <hr/> <hr/>