

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

**AGENDA
Virtual Online Public Meeting
November 11, 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 Mr. Solfaro, Township Engineer
Mr. Hughes, Township Planner

Roll Call

Adoption of Minutes:

October 28, 2021

Adoption of Resolutions:

App. #17-21: Chad & Rebecca Miller, 111 Hampton Drive, Block 3205, Lot 12

The applicant is proposing to remove an existing rear yard deck and construct a new two-story addition to the rear of the house. The project also includes construction of a new covered deck, new paver patio, walls, bluestone walkway, and stairs to connect and accommodate the grade changes. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient rear-yard setback and for exceeding the maximum permitted "other" lot coverage percentage. Further clarification may be needed with regard to flood hazard/riparian zone issues. (R-20 Zone)

Resolution adopting the 2020 Annual Report of the Zoning Board of Adjustment

Applications for Review:

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**.

App. #19-21: Jean Looney, 42 Club Drive, Block 3905, Lot 5 (R-20 Zone)

Proposed installation of an in-ground pool, pool surround patio, and pool enclosure fence. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the 10% maximum "other" and 25% maximum "total" lot coverage percentages allowed. Existing nonconforming items are lot area, other coverage, driveway location, lot width, and shed location.

Applications for Review (continued):

App.#21-21: New Cingular Wireless PCS, LLC (“AT&T”), 175 Watchung Blvd. (Governor Livingston High School), Block 4903, Lot 36 (OL-Zone)

Proposed placement of antennas and equipment in the existing telecommunications facility at 175 Watchung Boulevard.

App.#15-21: Oz Custom Builders, LLC, 725 Mountain Ave., Bl. 2006, L. 32

The applicant is seeking final major subdivision approval with variances to subdivide the approx. 5.96-acre property. The proposal is to demolish the existing residential dwelling and garage and subdivide the property into five lots with the existing church and parking lot to remain on proposed Lot 32.01 and single family residential dwellings to be constructed on proposed lots 32.02, 32.03, 32.04 and 32.05. Preliminary major subdivision approval was previously granted by the Berkeley Heights Planning Board. (R-15 Zone)

Adjournment

Connie Valenti, Secretary