

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

**AGENDA  
Virtual Online Public Meeting  
February 24, 2022 @ 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.

**Supporting Documents:** 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**.

**Members:** Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Nappi, Mr. Ringwood,  
Mr. Sylvester, Mr. Pereda, and Mr. Sincaglia

**Roll Call:**

**Adoption of Minutes:**

January 27, 2022 Regular Meeting

**Resolutions for Adoption**

**Interim Resolution – Temporary Durational Variance Relief**

**App.#14-21: First Student, Inc., 40 Russo Place, Block 1901, Lot 40**

(previously 40 Russo Place, LLC)

The applicant proposes to use the property as a school bus depot for parking of the school bus fleet, administrative offices, light maintenance of the fleet, and employee parking. The proposed use of the property is a conditional use as outlined in Section 7.1.5 of the ordinance, and the applicant is seeking a d(3) conditional use variance in addition to bulk variances including for minimum lot area. (LI-Zone)

**Applications for Review:**

**App.#22-0001: Freedom Doggie Daycare LLC (d/b/a Dogtopia),**

**410 (rear) Springfield Avenue, Unit #410D, Block 701, Lot 3 (DD-Zone)**

Proposed dog daycare, overnight boarding, and spa services to be located at Berkeley Shopping Center. A d(1) use variance is required because the proposed dog daycare is not permitted in the DD-Zone.

**App.#22-21: Matthew K. Lemons, 45 Maple Avenue, Block 901, Lot 11 (R-15 Zone)**

Proposed second story addition, construction of a covered front porch, and removal of stairs from existing second story deck. Variances are needed because existing lot coverage percentages are nonconforming, and the new front porch will result in a further increase in Building Coverage and Total Lot Coverage and result in further encroachment into the required front-yard setback. The second story addition will also require a variance for insufficient combined side yard setbacks. Existing nonconformities are lot area, lot width, lot depth, principal front-yard setback, combined side-yard setbacks, deck height, deck setback, shed setback (side yard), building, other, and total lot coverage percentages.

**CARRIED FROM JANUARY 27, 2022 WITH NO FURTHER NOTICE REQUIRED:**

**App.#20-21: Kim Cozic, 15 Oak Ridge Road, Block 2105, Lot 13 (R-15 Zone)**

Proposed installation of an in-ground pool and spa. The project also includes walls, a covered patio, walkways, relocated shed, fence, and deck extension. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the 10% permitted "other" and 25% permitted "total" lot coverage percentages.

**App.#18-21: Harry & Gail Hunter, 162 Hillside Ave., Block 2402, Lot 41(R-15 Zone)**

Construction of a 180-sq.-ft. residential storage shed which is larger than the 100 square ft. maximum shed size permitted by ordinance. Variances are needed for shed size, location (setbacks), and exceeding the maximum permitted total lot coverage of 25%. Existing, nonconforming issues are lot area, lot width, principal front and side-yard setbacks, other and total lot coverage.

**Adjournment**

Connie Valenti, Secretary