

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

**REVISED AGENDA
Virtual Online Public Meeting
September 22, 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.

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. Ringwood,
Mr. Sylvester, Mr. Pereda, and Mr. Sincaglia

Roll Call:

Adoption of Minutes:

August 25, 2022

Adoption of Resolutions:

App.#22-0014: Michael & Ani Baran, 74 Rutgers Ave., Bl. 1107, L. 2 (R-15 Zone)

Proposed installation of an in-ground pool with pool deck, covered patio area with outdoor kitchen attached to rear of house, fireplace, and walkway to proposed pool. The property is a through lot with frontage on Rutgers Avenue and frontage on unimproved Princeton Avenue. Relief is needed from Section 6.1.1B of the ordinance for 1) insufficient front-yard setback (from Princeton Avenue); 2) exceeding the 15% maximum permitted Building Coverage; 3) exceeding the 10% maximum permitted Other Coverage, 4) exceeding the 25% maximum permitted Total Lot Coverage; 4) height/location of the outdoor fireplace; and 5) pool located in front yard.

App.#22-0012: Leo & Marina Rotshteyn, 116 Washington St., Bl.105, L.15 (R-10)

Proposed additions to this single-family dwelling to consist of a front foyer and portico, garage extension with enlarged master bedroom above, 2nd floor master bedroom extension to the northeast rear of the house, two-story addition to the northwest rear, and relocated front sidewalk. Relief is needed from Section 6.1.1B Schedule of General Regulations for exceeding the 20% maximum permitted building coverage, the 10% maximum permitted other coverage, and the 30% maximum permitted total lot coverage. The new front portico will encroach into the required 30 ft. front-yard setback.

Applications for Review:

CARRIED TO OCTOBER 27, 2022 WITH NO FURTHER NOTICE REQUIRED:

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)

App.#14-21: 40 Russo Place, LLC, 40 Russo Place, Block 1901, Lot 40

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).

Adjournment