

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

**AGENDA
Virtual Online Public Meeting
November 17, 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:

October 27, 2022

Adoption of Resolutions:

App22-0017: Chris Tribuna, 5 Brook Street, Block 1603, Lot 9 (R-15 Zone)

Proposed second-story addition over the existing garage, new front portico, small side-yard deck, new patio, and interior renovations to this home on a corner lot. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient principal front-yard and accessory side-yard setbacks. Variances are also needed for exceeding the 10% maximum permitted "other coverage" percentage and for the location of the proposed deck and patio.

Applications for Review:

**ADJOURNED TO A FUTURE DATE TO BE DETERMINED WITH NEW NOTICES
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)

CARRIED TO DECEMBER 8, 2022 WITH NO FURTHER NOTICE REQUIRED:

**App.#22-0016: Berkeley Heights 713 Realty, LLC, 713 Plainfield Ave.,
Bl. 3102, L. 33 (R-20 Zone)**

Proposed expansion of an existing service station use to allow expanded hours of operation, sale of diesel fuel, sale of ice, and installation of an ATM inside the existing building. The applicant is requesting a d(2) use variance to permit the expansion of a pre-existing, nonconforming use and the modification of previously imposed conditions of approval related to permitted hours and days of operation in the resolution adopted by the Board of Adjustment on May 28, 2020.

Board Discussion:

2021 Annual Report

Adjournment