

Application No. 22 018
 Date of Filing 10/5/22

Application Fee _____
 Escrow _____

APPLICATION TO ZONING BOARD OF ADJUSTMENT, Berkeley Heights, NJ

NOTE: It is the responsibility of the applicant to specify in this application all requests 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 **Thomas & Lindsay Pugliese** for relief from the strict application of the provisions of the Zoning Ordinance of the Township of Berkeley Heights.

Petitioner Name Thomas & Lindsay Pugliese, residing at 16 Crest Circle

Telephone No. 732-915-7487, Email address tommypug@yahoo.com

1. Petitioner is Owner of property at 16 Crest Circle, Block 4903, Lot 19 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: **The property owner is proposing a principal addition to consist of: new one-story addition back of house with a small deck and landing to a newly expanded patio and a new second story addition over a portion of the first floor. Section 6.1.1B requires a minimum 40' rear yard setback, where a nonconforming 25.17' is existing and 31.25' is proposed. Other coverage allowed 10% of the lot area, where nonconforming 12.55% is existing and 12.98% is proposed. Existing nonconforming: lot area. Rear yard setback, other coverage, shed location, shed located within utility easement.**

3. Does the Application concern a request for Certificate of Nonconformity? NO
 Does the Application concern a Use Variance? NO and: a) Site Plan NO b) Subdivision NO

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 6.1 Section 6.1.1B of the Zoning Ordinance.

5. a. Description of the Property:

	<u>Required</u> See Attached Schedule 6.1.1B	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u> <u>Required:</u> <u>Y/N</u>
Lot Area (sq. ft.)	20,000	19,602	UNCHANGED	N
Lot Width	100'	113'	UNCHANGED	N
Lot Depth	150'	150.91'	UNCHANGED	N
Front Setback	50'	50'	UNCHANGED	N
Side Setback	12'	25.6'	UNCHANGED	N
Side Setback	18'	48.3'	UNCHANGED	N
Combined side setbacks	30'	73.9'	UNCHANGED	N
Rear Setback	40'	25.17'	31.25'	Y

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

- Area of existing buildings/structures (house, attached/detached garage, covered porch, shed) to remain 2,074 sq. ft.
- Area of proposed buildings/structures (house, attached/detached garage, covered porch, shed) 93 sq. ft.
- Total area to be occupied by buildings/structures 2,167 sq. ft.
- Area of existing Other Items (patio, driveways, walks, pool) 2,486 sq. ft.
- Area of proposed Other Items (patio, driveway, walks, pool) 22 sq. ft.
- Total area to be occupied by Other Items 2,508 sq. ft.
- TOTAL AREA OF EXISTING BUILDINGS/STRUCTURES AND OTHER ITEMS 4,560 sq. ft.
- TOTAL AREA OF EXISTING & PROPOSED BUILDINGS/STRUCTURES & OTHER ITEMS 4,675 sq. ft.

c. Lot Coverage (from 5.b., Page 1)

		Maximum Allowed	
		R-15/20 Zone	R-10 Zone
Existing buildings/structures (Item 1/sq.ft. of lot)	10.58 % percent	15%	20%
Existing Other coverage (Item 4/sq.ft. of lot)	12.68 % percent	10%	10%
Total existing lot coverage (Item 7/sq. ft. of lot)	23.26 % percent	25%	30%
Proposed buildings/structures (Item 3/sq.ft. of lot)	11.05 % percent	15%	20%
Proposed Other coverage (Item 6/sq. ft. of lot)	12.79 % percent	10%	10%
Total proposed lot coverage (Item 8/sq. ft. of lot)	23.84 % percent	25%	30%

d. Accessory buildings/structures (if applicable): EXISTING SHED
(Type: pool, etc.)

Area proposed 96 SF square feet

Proposed Set Backs

Maximum height proposed 12 feet

Shed Side 6.75' Side N.A. Rear 12.83'

Patio Side 39' Side N.A. Rear 26'

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:

The request for relief of rear yard setback of an existing non-conforming and minor increase of Other Coverage 12.68% to 12.79% are both minor. The rear yard setback & other coverage non-conformities are minor. It the applicant's opinion that these variances are minor and will advance the purposes of the Municipal Use Law and will not result in detriment to the public good or impairment to the Master Plan & Zoning Ordinance.

8. Set forth the particular Statute under which this Application is made (NJS 40:55D-70)

a) Appeal _____ b) Interpretation _____ c) Hardship XXX 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. N/A

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.

Thomas Puglisi Jr
Petitioner Signature

16 CREST CIRCLE
Address

BERKELEY HEIGHTS

N/A Phone 732-915-7487 Cell Phone

TOMMYPUG@YAHOO.COM
E-Mail Address



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

Application Date: 8/19/2022
 Application Number: ZA-22-471
 Permit Number: _____
 Project Number: _____
 Fee: \$0

Denial of Application

Date: 8/22/2022

To: GRA ARCHITECTS, INC.
 310 SPRNGFIELD AVE.
 BERKELEY HEIGHTS, NJ -7922

CC: APP TELE:(908) 464-0106
 APP EMAIL:J.RAMENTOL@GRAARCHITECTS.COM

RE: 16 CREST CIRCLE
 BLOCK: 4903 LOT: 19 QUAL: ZONE:

DEAR GRA ARCHITECTS, INC.,

The property owner is proposing a principal addition to consist of: new one story addition back of house with deck and landing to newly expanded patio and new second story addition over portion of first story.

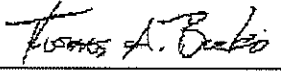
Sectoin 6.1.1B "Schedule of General Procedures Ordinance requires a minimum 40' rear yard setback, where nonconforming 25.17' is existing and 31.25' is proposed. Other coverage allowed is 10% of the lot area, where nonconforming 12.68% is existing and 12.79% is proposed.

Existing nonconforming: lot area, rear yard setback, other coverage, shed location, shed located within utility easement.

FEMA FLOOD DETERMINATION - Panel 08F Zone X

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

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.
N/A	()	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>
(✓)	()	Consider limiting impervious surfaces such as use of an open grid pavement system (at least 50% pervious).
(✓)	()	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 solar tubes. Consider using triple-pane windows, with protection against sun damage.
(✓)	()	Consider choosing energy-efficient light bulbs. Use solar lighting outdoors.
N/A	()	Consider use of motion sensor lighting where applicable. In commercial/industrial settings consider use of sensor controls.
(✓)	()	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.
(✓)	()	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>
(✓)	()	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: _____ _____ _____



TOWNSHIP OF BERKELEY HEIGHTS

29 Park Ave. Berkeley Heights, NJ 07922

TEL: (908)-464-2700 FAX: (908) 464-3791

LIST OF PROPERTY OWNERS TO BE SERVED NOTICE

The following property owners shall be notified at least 10 days prior to the date set for hearing. The applicant shall clearly indicate the type of service, i.e., P.S. (Personal Service) or R.M.S. (Registered Mail Service) used to notify each owner. See instruction for method of service and filing of affidavit.

Application No.: _____ Date Requested: 9/20/2022

Block: 4903 Lot(s): 19 Address: 16 Crest Circle List: 737

<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Address</u>	<u>Service</u>
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SEE ATTACHED LIST

(If applicable; this list does not include any additional properties in other municipalities)

I certify that the above is an accurate and complete list of property owners and addresses as prepared from the most recent tax lists. The owners must be given notice pursuant to NJSA 40:55D-12.

Date: 9/20/2022

Tax Assessor's Office

I certify that no taxes, or assessments for local improvements, are due or delinquent on the subject property.

Date: 9-20-2022

Tax Collector

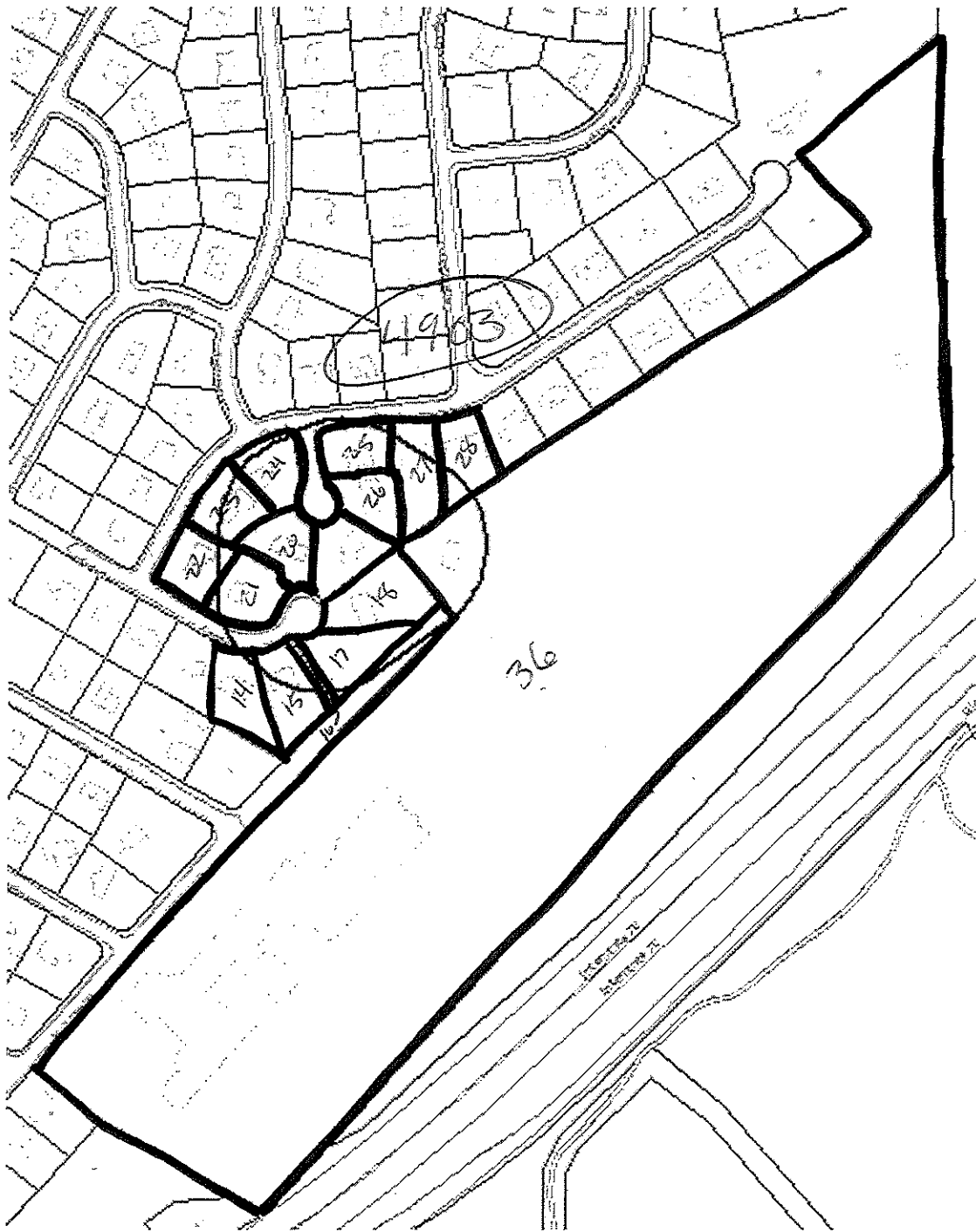
OWNER & ADDRESS REPORT

BERKELEY HEIGHTS

09/20/22 Page 1 of 1

CERTIFIED 200' LIST FOR BLOCK 4903 LOT 19 - 16 CREST CIRCLE
IF APPLICABLE; LIST DOES NOT INCL ANY ADD PROPERTIES IN OTHER MUNICIPALITIES

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4903	14		2	PETERS, GERHARD R. & LU ANN C. 39 SUSSEX ROAD MURRAY HILL, N J 07974	39 SUSSEX ROAD	
4903	15		2	WOITSKY, STEPHEN & WONG, CONNIE 45 SUSSEX ROAD MURRAY HILL, N J 07974	45 SUSSEX ROAD	
4903	16		15C	TOWNSHIP OF BERKELEY HEIGHTS 29 PARK AVENUE BERKELEY HEIGHTS, N J 07922	SUSSEX ROAD	
4903	17		2	BURKE, MICHAEL F. & MARIANA 51 SUSSEX ROAD NEW PROVIDENCE, NJ 07974	51 SUSSEX ROAD	
4903	18		2	KIERNAN, KEVIN & ELLEN 59 SUSSEX ROAD MURRAY HILL, N J 07974	59 SUSSEX ROAD	
4903	20		2	NOWAKOWSKA, K. & ZOLADKIEWICZ, G. 11 CREST CIRCLE MURRAY HILL, NJ 07974	11 CREST CIRCLE	
4903	21		2	GURDIAN, RODRIGO H & VAZQUEZ, O 42 SUSSEX ROAD MURRAY HILL, NJ 07974	42 SUSSEX ROAD	
4903	22		2	BRADLEY JR, EDWARD J & BARBARA A 7 CREST DRIVE MURRAY HILL, N J 07974	7 CREST DRIVE	
4903	23		2	REIS JACOB, CINDY 17 CREST DRIVE MURRAY HILL, N J 07974	17 CREST DRIVE	
4903	24		2	PICARD, JOHN L. & MERYL M. 31 CREST DRIVE MURRAY HILL, N J 07974	31 CREST DRIVE	
4903	25		2	FORMOSA, MARCO & KRAYNAK, BRYNNE 4 CREST CIRCLE BERKELEY HEIGHTS, NJ 07974	4 CREST CIRCLE	
4903	26		2	COVIELLO, DOROTHY S 12 CREST CIRCLE MURRAY HILL, NJ 07974	12 CREST CIRCLE	
4903	27		2	TRUNCALE, FREDERICK M. & JANET E. 59 CREST DRIVE SUMMIT, N J 07901	59 CREST DRIVE	
4903	28		2	BARKER, CLINT & LAURA 67 CREST DRIVE SUMMIT, NJ 07901	67 CREST DRIVE	
4903	36		15A	THE BD.OF EDUC. OF THE TWSP.OF B.H. 345 PLAINFIELD AVENUE BERKELEY HEIGHTS, NJ 07922	175 WATCHUNG BLVD	



Subject Property: 4903-19