

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
DECEMBER 14, 2011
[CORRECTED]7:00
6:00PM PUBLIC HEARING**

- A. SALUTE TO THE FLAG
- B. ROLL CALL, DECLARATION OF QUORUM
- C. SUNSHINE ACT STATEMENT: This meeting was advertised in the Asbury Park Press, and posted on the Township's bulletin board as required by the "Open Public Meeting Act."
- D. Please be advised that there is to be **NO SMOKING** in this building in accordance with New Jersey Legislation.
- E. OLD/NEW BUSINESS:
- F. AGENDA:

1. JERMAN **BOA #09-5285**

Variance(s) requested: A variance to construct a SFD on an unimproved road.

Project: Construct a new single family home.

Block: 392 Lot: 6 & 7

Address: Manhattan Ave. Zone: R-150 Residential Zone

Denial Reads: The applicant proposes to construct a new single family dwelling without the required 100' street frontage on an improved road.

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2. BRECKINRIDGE BOA #11-5348

Variance(s) requested: Lot area, lot frontage, rear yard setback, and Combined side yard setbacks.

Project: Construct a new single family home.

Block: 570 Lot: 13 & 14

Address: Nixon Avenue Zone: R-125 Residential Zone

Denial Reads: The applicant proposes a SFD in the R-125 Zone on a 5,000 SF lot where 12,500 is required with 50 feet of lot frontage where 100 feet is required. However, it appears that the applicant requires four bulk variances, one each for lot area, side yard setback combined, lot frontage, and rear yard setback.

3. MCNEIL BOA#11-5374

Variance(s) requested: A variance for rear yard setback of 25.1 feet whereas 30' is required.

Project: To construct a new open rear porch.

Block: 48 Lot: 721-725

Address: 158 4th Ave. Zone: R-100/SSW Residential Zone

Denial Reads: Applicant proposes to construct an 8' by 28' attached patio cover that will leave a 25.1 foot rear yard setback where 30 feet is required.

4. KERR BOA#11-5384

Variance(s) requested: A variance to install a 6' fence between a building line and a public street.

Project: To construct a 6' fence.

Block: 1378 Lot: 25-39 Odd, 34-40 Even

Address: 620 Laurel St. Zone: R-100 Residential Zone

Denial Reads: Applicant proposes to install a 6' high fence between a building line and a public street.

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5. MARCHESE BOA #11-5387

Variance(s) requested: A variance to install a 6' fence between a building line and a public street.

Project: Construct a 6' fence.

Block: 285 Lot: 13-18

Address: 296 Bradford Pl. Zone: R-150 Residential Zone

Denial Reads: Applicant proposes to install a 6' high fence between a dwelling and a public street.

6. KURNELL BOA #11-5388

Variance requested: Certificate of non-conformity.

Project: Certificate of non-conformity for a pre-existing mobile food vending vehicle.

Block: 1409 Lot: 4

Address: 821 Route 9 Zone: HB Highway Business Zone

Denial Reads: Applicant requesting a certificate of non-conformity for a pre-existing mobile food vending vehicle with cooking facilities at a location whose present use is an auto service facility.

7. THE COVE BOA #11-5380

Variance(s) requested: Multiple variances, including Use (d) variances, Density (d) variances, bulk variances and waivers, to construct 25 Townhouses in a single family zone.

Project: Construct 25 Townhouses, a marina and Dock Master's house, a pool and parking lot.

Block: 1032 Lots: 29-31, 33, 34, 34.01
1033 37.01, 39, 41, & 43

Address: Bay View Ave. Zone: R-100 Residential Zone

Denial Reads: Applicant proposes to construct multi-family townhouses which are not a permitted use in the R-100 zone. Applicant also proposes to redevelop the

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existing marina a permitted use in the R-100 zone with 70 boat slips and a dock master building.

G. RESOLUTIONS TO BE ADOPTED.

H. APPROVAL OF MEETING MINUTES.

I. ADJOURNMENT: Next regular meeting of the Board of Adjustment will be January 11, 2012 at 7:00 PM.