

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
FEBRUARY 9, 2011
7:00 PM 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. **SONTAG** **BOA#10-5338**

Variance(s) requested: Bulk Variance

Project: Demolish & Rebuild Single-Family Dwelling
on an Undersized Lot

Block(s): 1541 Lot(s): 93

Address: North Bay Drive Zone: R-64

Denial Reads: The Applicant proposes to demolish a single family dwelling and construct a 1,588 s.f. single-family dwelling on a 4,975 s.f. lot where 6,400 s.f. is required, and a side yard setback of 5.25 feet where 7 feet is required and a combined side yard setback of 14.56 feet where 18 feet is required. Applicant will also construct a 458 s.f. grade-level deck that is permitted per revised Ordinance 35-89.9 and relocating 2 sheds of 64 s.f. and 80 s.f. Lot coverage percentage of all structures will be 32.2% where 30% maximum is permitted.

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2. STANKOWITZ BOA#10-5326

Variance(s) requested: Bulk Variance

Project: Porch Addition

Block(s): 1690.01 Lot(s): 3

Address: 209 Midway Avenue Zone: R31.5

Denial Reads: The applicant proposes to construct a 300 s.f. covered front porch leaving a 10 ft. front yard setback where 20 ft. is required.

3. PONTANI BOA#10-5335

Variance(s) requested: Bulk Variance

Project: Shed

Block: 1545 Lot: 8

Address: 247 Butler Blvd. Zone: R-64

Denial Reads: The applicant proposes to construct a 4'X12' shed which will exceed the 34.8% lot coverage allowed by BOA#08-5254 where 30% is max allowed in the R-64 zone. The application and revised plan appear to indicate that the shed is 8'X12' and is existing.

4. JANSSEN BOA#10-5341

Variance(s) requested: Fence Ordinance

Project: Existing six foot (6') high solid fence

Block: 338 Lot: 6 & 7

Address: 528 Vanderbilt Avenue Zone: R-150

Denial Reads: Applicant is requesting a variance for a 6' high solid fence on a corner lot between the building line and a public street which is not allowed and that was previously installed without a permit.

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5. RESOLUTIONS TO BE ADOPTED.
6. APPROVAL OF MEETING MINUTES.
7. ADJOURNMENT: Next meeting of the Board of Adjustment will be on March 9, 2011 at 7:00 PM.