

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
MAY 11, 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. **BRACIA** **BOA#11-5347**

Variance(s) requested: Bulk Variances

Project: Addition and Deck

Block: 1553 Lot: 25

Address: 250 Evergreen Dr. Zone: R-64

Denial Reads: The applicant proposes to construct a 12'X32.8' deck that will leave a 14.8' rear yard setback where 20' is required. The applicant is also enclosing the existing covered deck and thus incorporating same into the home square footage. The proposed expansions are on an undersized lot, the applicant also requires the "c" variances for the expansion of the nonconforming structure.

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2. JERMAN BOA#11-5349

Variance(s) requested: Lot Area, and lot frontage.
Project: Construct a new single family home.
Block: 725 Lot: 36 & 38
Address: Eastern Boulevard Zone: R-125

Denial Reads: The applicant proposes to construct a new single family dwelling on a 7,500 square foot lot with 50 foot of frontage, where 12,500 square foot and 100 foot of frontage is required.

3. YOUNG BOA#10-5342

Variance(s) requested: Use Variance for the expansion of one of three dwellings, where one is allowed.
Variances are required for existing setbacks on the existing two dwelling units in the rear, And a variance is required for number of parking spaces, and lot coverage.
Project: Demolish and rebuild larger one family dwelling.
Block: 1707 Lot: 204
Address: 2004 Bay View Ave. Zone: R-50

The denial states: In the R-50 Zone, on a lot with a SFD and a two family dwelling, neither of which conform to bulk requirements, the applicant proposes to demolish the SFD and replace with a larger SFD which increases the non-conforming use and will have a lot coverage percentage of 50.22%, where 35% is max allowed.

4. RESOLUTIONS TO BE ADOPTED.
5. APPROVAL OF MEETING MINUTES.
6. ADJOURNMENT: Next meeting of the Board of Adjustment will be on June 8, 2011 at 7:00 PM.