

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
JUNE 8, 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. YOUNG**

**BOA#10-5342**

Variance(s) required:	Use Variance for the expansion of one of three dwellings, where one is allowed. Variances are also required for existing setbacks on the existing two dwelling units in the rear, and a variance is required for number of parking spaces.
Project:	Demolish and rebuild larger one family Dwelling, one lot with three units.
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

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35% is max allowed. However, it does not appear that the Lot Coverage exceeds the permitted amount allowed.

**2. ZMYSLOWSKI**

**BOA#11-5345**

Variance(s) requested:	Combined side yard.
Project:	Construct an addition to an existing single family home.
Block: 1553	Lot: 36
Address: 272 Evergreen Dr.	Zone: R-64

Denial Reads: Applicant proposes to construct a 242 square foot addition, resulting in a combined side yard setback of 16.1 feet where 18 feet is required and 34.8 % lot coverage where 30% is the maximum permitted. However, we calculate the Lot Coverage at only 24.58%, whereas 30% is allowed. A variance for lot coverage would therefore not be required.

- 3. RESOLUTIONS TO BE ADOPTED.**
- 4. APPROVAL OF MEETING MINUTES.**
- 5. ADJOURNMENT: Next meeting of the Board of Adjustment will be on July 13, 2011 at 7:00 PM.**