

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
SEPTEMBER 14, 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. MINUCCI BOA#11-5364

Variance(s) requested: A rear yard setback variance of 11' where 20' is required.

Project: To construct a 16' X 30' deck.

Block: 1218.02 Lot 32

Address: 5 Bowsprit Drive Zone: R-60 Residential Zone

Denial Reads: Applicant proposes to construct a 16' X 30' deck leaving an 11' rear yard setback where 20' is required in the R-60 zone.

**TOWNSHIP OF BERKELEY
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REGULAR MEETING AGENDA
SEPTEMBER 14, 2011**

2. GALLO BOA#11-5361

Variance(s) requested: A variance for rear yard setback of 7.3 feet. 14 feet required for a "three seasons" room, 20' required for an addition to the home. A lot coverage variance for 43.2% where 20% is permitted.

Project: To construct a 13' X 13' sunroom on the rear of the existing home.

Block: 10.27 Lot: 55

Address: 91 Narberth Way Zone: R-400 PRRC Residential Zone

Denial Reads: The applicant proposes to construct a 3-season room on an existing concrete slab which will leave a 7.3 foot rear yard setback where 14 feet is required in the PRRC zone.

3. BRECKINRIDGE BOA #11-5354

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.

4. JERMAN BOA #11-5285

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

**TOWNSHIP OF BERKELEY
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
SEPTEMBER 14, 2011**

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

G. RESOLUTIONS TO BE ADOPTED.

H. APPROVAL OF MEETING MINUTES.

I. ADJOURNMENT: Next regular meeting of the Board of Adjustment will be on October 5, 2011 at 7:00 PM.