

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
NOVEMBER 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. 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.

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**2. BENNETT BOA#11-5376**

Variance(s) requested: A variance for side yard setback of 5.2 feet and a combined side yard setback of 12.37 feet, an additional variance for front yard setback of 25' is required (average must be established).

Project: To construct a two-story addition and front Porch.

Block: 1108.08 Lot: 42

Address: 83 Yardarm Ct. Zone: R-60 Residential Zone

Denial Reads: Applicant proposes to construct a 2 story 12.33' X 36.5' living space addition which will leave a 5.2' side yard setback (7' is required) & a 12.37' combined side yard setback (18' required). It appears an additional variance is required for front yard setback until average setback is determined.

**3. FILOSE BOA#11-5382**

Variance(s) requested: A variance for front yard setback of 25.17 and 17.67 feet whereas 35' or 25' is permitted when the average setback is 25 feet.

Project: To construct a new home with a front porch.

Block: 1707 Lot: 2155

Address: Zone: R-50 Residential Zone

Denial Reads: The applicant proposes to construct an attached roofed front porch greater than 18 inches off grade 17.67 feet from front property line where 25 feet is required.

**4. KEANE BOA#11-5383**

Variance(s) requested: A variance for rear yard setback of 9 feet from the rear property line where 14 feet is required.

Project: To construct a 12' X 18' sunroom on the rear of the existing home.

Block: 10.02 Lot: 17

Address: 219 Prince Charles Dr. Zone: RDA/R-400 PRRC Residential Zone

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Denial Reads: The applicant proposes to construct a 3-season room 9 feet from the rear property line where 14 feet is required. It appears that the applicant requires one variance for (rear) yard setback.

**5. 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.

**6. 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

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 December 14, 2011 at 7:00 PM.