

A Meeting of the **BERKELEY TOWNSHIP Board of Adjustment** was held Wednesday, February 17, 2010 at 7:00P.M at the **Municipal Building, 627 Pinewald Keswick Road, Bayville, New Jersey.**

Roll Call, Present were Chairman Chuck Provenzano, and Board Members, Beverly Mazzella, Howard Saloom, James Fulcomer, Richard Elliott and Cathy Demand. Also attending were, Rob Russo, PP, Board Engineer, Edward Liston Esq., Board Attorney and Sandy Van Blarcam for Linda Sullivan-Hill C.S.R., Board Court Reporter and Patricia A. Osborne, Secretary, Board/Commission.

Chairman Provenzano led the Flag Salute and read the public announcements.

Approval of Vouchers:

Professional Services for Linda Sullivan-Hill \$ 275.00
Professional Services for Edward Liston, Esq \$ 1,666.62
Professional Services for CME Associates\$ 350.00

Motion to approve vouchers made by Ms. Mazzella seconded by Mr. Fulcomer. All in favor to approved.

AGENDA:

1. Francese **BOA#08-5244**

Variance(s) requested: Bulk Variance

Project: SFD on an Undersized Lot Fronting on Unimproved Road.

Block(s): 378 **Lot(s):**17

Address: Amsterdam Avenue **Zone:** R-150

Denial Reads: The applicant proposed to erect a single-family dwelling on an unimproved road leaving a combined side yard setback of 20.33 ft. where 25 ft. is required and having a lot area of 7,500s.f. where 15,000s.f. is required.

Gregory Hock/Applicant Attorney

William Stevens/Applicants Engineer sworn in.

Mr. Hock introduces the application to the board stating that the applicant is requesting a variance to build an SFD on undersized lot with an unimproved road.

Mr. Liston request that the exhibits for evidence to be labeled prior to continuation of meeting.

A-1- Variance Plan

A-2- Architectural Plan

A-3- Con Architectural Plan

A-4- Photo

A-5- Photo Poster Board

A-6- Buy/Sell Letter to David & Cheryl @ody/No Interest

Mr. Hock stated that the property is an isolated lot on Amsterdam Ave. between Taylor Avenue and Western Avenue.

Conditions of the street are a dirt road; the dwelling will front on Amsterdam Ave. and be accessible to Emergency vehicles, garbage pickup, and other municipal services. Exhibit A-5 passed around to Board Members and Professional to view property.

2. RISPOLI & FINETTI **BOA#08-5231**

Variance(s) requested: Bulk Variance

Project: Single-family dwelling on an Undersized Lot Fronting on an Unimproved Road

Block(s): 533 **Lot(s):** 6

Address: Hoover Ave. Zone: R-125

Denial Reads: Applicant proposes to building a single-family dwelling on a 5,000 s.f.lot where 12,500 s.f. is required, a 50 ft. lot frontage where 100 ft. is required, a rear yard setback of 15 ft. where 30 ft. is required, an 8.5 ft. side yard setback where 10 ft. is required, a 20 ft. combined side yard setback where 25 ft. is required fronting on an Unimproved Road.

Resolutions:

-Resolution # 09-5288, Block: 1245, Lot: 23- Smith

-Resolution # 09-5283, Block: 871 Lot: 23-31- Anderson

-Motion Made by Mr. Skurla, seconded by Mr. Saloom to approve the Resolutions. Motion Carried. Ms. Hansen and Ms. Mazzella both abstain.

Vouchers:

Linda Sullivan Hill for \$275.00

CME Engineering \$9,984.00

Ed Liston, Esq. \$731.00

Motion Made by Mr. Evans , seconded by Ms. Hansen approve the vouchers. Motion Carried.

Meeting adjourned by unanimous vote, and next meeting will be held on July 22, 2009 at 7pm.

Respectively submitted,

Melissa Wiegartner

For the Secretary to the Board of Adjustment