

A Meeting of the **BERKELEY TOWNSHIP Board of Adjustment** was held Wednesday July 14, 2010 at 7:00P.M at the **Municipal Building, 627 Pinewald Keswick Road, Bayville, New Jersey.**

Roll Call, Present were Acting Chairperson Lynn Hansen, Domenick Lorelli, Richard Elliott, Michael Schwartz, James Fulcomer, James Byrnes and Howard Saloom.

Also in attendance were Edward Liston Esq., Board Attorney, Rob Russo, Board Engineer, Lourdes Diaz, Planner from CME Associates, Donna DeRado, Certified Court Reporter.

Madam Chairperson Hansen led the Flag Salute and read the public announcements.

**Approval of Resolutions:**

Russel Long Jr./10-5318 - 109 Harbor Court.

Motion to approve made by Mr. Byrnes, seconded by Mr. Fulcomer, motion to approve carried.

**Approval of Minutes:**

June 23, 2010

Motion to approve made by Mr Fulcomer, seconded by Ms. Hansen, motion to approve carried.

**Approval of Vouchers:**

Professional Services for Linda Sullivan-Hill .....	\$ 550.00
Professional Services for Edward Liston, Esq .....	\$ 830.00
Professional Services for CME Associates .....	\$ 1,020.00

Motion to approve vouches made Mr. Fulcomer, seconded by Mr. Saloom, motion to approve carried.

Reimbursement of Escrow funds for Sandy Baricevic - BOA# 09-5264  
Amount of: .....\$ 1, 412.00

Motion to approve made by Mr. Fulcomer, seconded by Mr. Elliott, motion to approve carried.

**AGENDA:**

**1. Long** **BOA#10-5318**

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**Variance(s) requested:** Bulk Variance

**Project:** Demolish & Rebuild Single- Family Dwelling

**Block(s):** 457, 457.01 & 458 thru 461

**Address:** 109 Harbor Court **Zone:** R-100

**Denial Reads:** The applicant wishes to demolish existing non-conforming single family dwelling and replace with a new single-family dwelling that will have a 30 ft front yard setback where 35 ft is required, and 28.2 %lot coverage where 25% maximum is permitted.

Mr. John Doyle, Attorney for Applicant introduces the application stating that it is the oldest house on block and the applicant would like to demo and replace it.

Mr. Doyle states that neighboring property owners Mr. Eckert and Mr. Rinderer have no objection to the application.

Mr. Liston remarked that neighboring property owner, Mr. Walzack orginially objected to the application but now has no objections.

Mr. Doyle respectfully objects to Mr. Elliott's presence on Mr. Doyles application due to past issues and if he will remove himself from hearing this application.

Mr. Elliott considerately recuses himself.

*Jason Masilano-Applicants Engineer from East Coast Engineering Sworn In.*

*Mr. Masilano stated that there would not be a negative impact to environment.*

*A-1 Exhibit – pictures of property*

*A-2 Exhibit – Architectural Plans*

*Will provide additional parking, will comply with all Township Engineers requirements.*

*Mr. Byrnes recused himself from the Omnipoint application due to conflict of interest.*

**2. Omnipoint /T-Mobile**

**BOA # 08-5237**

**Variance requested:** Use Variance/Height Variance/Major Site Plan

**Project:** Cellular Antennae Tower

**Block:** 837.03 **Lot(s):** 7.01

**Address:** Woodland Avenue

**Denial Reads:** *The Applicant is proposing to install a telecommunications antennae at a height of 120 ft. +/- on a new 120 ft. +/- mono-pole tower extendable to 140 ft. +/- on lot 7.01 in block 837.03 at the rear of the existing St. Barnabas Church property. Other proposed ground improvements include ground equipment, cable bridge, underground electrical cable, and 6 ft. high chain fence.*

*Mr. Frank Ferraro, Attorney for the Applicant introduces the application by stating the location of the mono-pole.*

*Mr. Ferraro introduces Mr. William DeNiro, Engineer/Planner from French and Pirello Engineering Firm. Sworn In.*

*Respectfully submitted,*

*Patricia A. Osborne  
Board Secretary*

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