

A Meeting of the **BERKELEY TOWNSHIP Board of Adjustment** was held Wednesday August 11, 2010 at 7:00P.M at the Municipal Building, 627 Pinewald Keswick Road, Bayville, New Jersey.

Roll Call, Present were Madam Chairperson Beverly Mazzella, Lynn Hansen, Howard Saloom, Domenick Lorelli, Richard Elliott, Michael Schwartz, James Fulcomer and Cathy Demand.

Also in attendance were Edward Liston Esq., Board Attorney, Rob Russo, Board Engineer, Donna DeRado, Certified Court Reporter and Patricia Osborne, Board Secretary.

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

**Approval of Resolutions:**

**BOA#08-5237/T-Mobile Northeast, LLC./Denial Use Variance/  
Woodland Road, Bk :837.03 Lt: 7.01  
BOA#10-5318/Russel Long, Jr./Bulk Variance Approval/Bk: 896  
Lots:457. 457.01. 458-461**

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

**Approval of Minutes:**

None

**Approval of Vouchers:**

Professional Services for Linda Sullivan-Hill .....	\$ 275.00
Professional Services for Edward Liston, Esq .....	\$ 2154.50
Professional Services for CME Associates .....	\$ 3951.50

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

**AGENDA:**

**1.Gatto** **BOA#10-5320**

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

**Project:** 6ft Fence

**Block(s):** 1841.01 **Lot(s):** 1.01

**Address:** 51 Pelican Drive **Zone:** R-90

**Denial Reads:** The applicant proposes to install a 6 foot high fence between a public right-of-way and building line which is not permitted.

Property owner of 51 Pelican Ave. introduces their application, requesting a 6ft privacy fence instead of a 4ft fence. Applicant stated that they would comply with Township Ordinance and stay within the sight triangle easement on corner lot.

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

**2. Jerman**

**BOA#09-5291**

**Variance requested:** Bulk Variance  
**Project:** Single Family Dwelling on an Undersized Lot  
**Block:** 527 **Lot(s):** 15 & 17  
**Address:** Maryland Ave

**Denial Reads:** The Applicant proposes to construct a single family dwelling on a 10,000s.f. Lot where 12,500 s.f. is required.

Mr. Jerman has purchased the adjourning property. No variance is required due to property now conforming.

Motion to withdraw this application made by Mr. Fulcomer, seconded by Mr. Schwartz. Motion to withdraw carried.

**3. Jerman**

**BOA # 09-5272**

**Variance requested:** Bulk Variance  
**Project:** Single Family Dwelling on an Undersized Lot  
**Block:** 509 **Lot(s):** 11  
**Address:** Roosevelt Ave. **Zone:** R-125

**Denial Reads:** Applicant proposes to construct a single-family dwelling on this 5,500 sf lot where 12,500 is required with a 50ft. lot frontage where 100 ft. is required, 20 ft combined side yard setback where 25 ft is required, and a 24 foot rear yard setback where 20 feet is required.

Application has been requested to be carried to August 25, 2010, Mr. Liston has announced to public that this application will be rescheduled. Motion to carry to the August 25, 2010 meeting made by Mr. Fulcomer, seconded by Mr. Schwartz, motion to approve carried.

**4. Jerman**

**BOA#09-5304**

**Variance requested:** Bulk Variance  
**Project:** Single Family Dwelling on an Undersized Lot fronting on an Unimproved Road  
**Block:** 529 **Lot(s):** 9  
**Address:** Hoover Ave.

**Denial Reads:** The Applicant wishes to construct a single family dwelling on a 7,500 sf lot where 12, 500 sf is required, a 50 foot lot frontage where 100 ft is required, fronting on an Unimproved Road.

Mr. Jerman is sworn in and introduces the application,  
Exhibit A- 1- Title Company Isolated lot  
Exhibit A- 2-Adjoining Buy/Sell Letter/William Penn Lot 11 &13/Response of No Interested.  
Exhibit A- 3- Buy/Sell Letter Susan Nicholas/reply not interested.  
Exhibit A-4 Mr & Mrs. DiStefano/buy/sell no response  
Isolated lot,  
Applicants Engineer Mr. William Stevens/PDF Engineering/Sworn in  
Prepared site plan/southern end of Hoover  
Proposed to pave along Hoover Ave., and to improve road.  
Dwelling will have Township Sewerage and Water.  
No negative determent to light and air space.

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Applicant will comply with Townships Engineering requests with exception of the roadway. Applicant is requesting roadway to be paved 22ft. wide, Mr. Russo has no objection with this request.

Mr. Jerman will not pave thru to Eastern and pave as required in front of property, turnaround is required, Cul-va-sac will be put in.

Board suggest to return with revised plans of new turnaround.

Hammerhead style turnaround.

Open to Public:

Georgia Skimmer/opposes application, does not want cut through to Central Ave.

Susan Nicholas/376 Central Boulevard. Objects to application. Concerns of Traffic Safety.

Jeffery Jerman will not connect to Central Boulevard.

Board advised to return with revised plans with addressing drainage, parking, grading and cul v sac turnaround. Revised plans will be review by Traffic Safety and Fire Official.

Motion to carry to October 13, 2010, no further public notice required, motion made by Ms. Hansen, seconded by Mr. Elliott, motion to carry approved.

**5. Jerman**

**BOA# 10-5308**

**Variance requested:** Bulk Variance

**Project:** Single Family Dwelling on an Undersized Lot

**Block:** 355      **Lot:** 5

**Address:** West End Avenue      **Zone:** R-150

**Denial Reads:** The Applicant wishes to construct a single family dwelling on a 6,250 sf with 50 ft long frontage where 15,000 sf and 100 ft are required, respectively.

Exhibit A-1 Title Company describing isolated lot

Exhibit A-2 Property Owner to north/BTSA/No response

Exhibit A-3 Property Owner to south/NJ Housing Authority/no response

Exhibit A-4 Property to rear/NJ Parkway/no response

Jeff Daum Applicant Engineer/Sworn In/

States that the applicant will comply with the Townships Engineer Request, and grading comments will be worked out.

Mr. Daum stated that this property is a higher elevation than other homes on street so drainage is not a concern and the swales empty into Parkways storm drain. Deed restriction to be implemented allowing no other building or structures on this property. Any trees that need to be removed will be replaced. Also no trees 30ft in rear are to be removed and the vegetated buffer will be maintained.

Applicant will comply with Tree Ordinance. This will also be indicated on the plan and on Deed restriction.

Deed restriction will also bind the applicant to 23.7 ft building height.

Motion to approve with Deed Restriction on property made by Ms. Hansen, seconded by Mr. Schwartz, motion to approve carried.

Motion by Mr. Fulcomer to have one Zoning meeting per month starting in October is possible, seconded by Mr. Schwartz. Motion to approve carried.

Respectfully submitted,

Patricia A. Osborne  
Board Secretary

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