

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
June 25, 2014
6:30 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, 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. AGENDA

1. Podesta, John BOA #14-5599

Application: Legitimize Construction of a Raised Paver Patio and Hot Tub with a Setback Variance to the Bulkhead
Block: 1628 Lot: 8
Location: 64 Harbor Inn Road

Denial Reads: "Applicant proposes to construct a raised paver patio and a hot tub that will leave a 3.2' setback where 15' is required"

2. Lagrosa, James M. & Wilda D BOA # 14-5592

Application: Construct a Two-Story SFD on an Undersized lot with a Side Yard Setback & Combined Side yard Setback, Rear Yard Setback, Step Setback and Front yard Setback Variances
Block 1551, Lot 25
Location: 252 Pine Drive

Denial reads: "Applicant proposes to replace a storm Sandy affected SFD with a 2-story 1680sf SFD with conforming side entrance stairs and stoops and exterior stairway to an elevated deck. The new SFD will have a rear setback of 14.2 (20' required), a side setback of 5' (7 required), a combined side setback of 12' (18' required), a front setback of 19' (25' required), and a front entrance stoop and stairs less than 12' from the front property line and in excess of 10' of their perimeters."

3. Shawn & Ileana Penn BOA #14-5602

Application: Construct 6' High Stockade Fence Between the Building Line and a Public Street.
Block 1841.14, Lot 17
Location: 23 Pigeon Place

Denial reads: "Applicant proposes to construct a 6' high fence between a principal structure and a public street where 4' is the maximum allowed."

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4. **Nowakoski, Deborha** **BOA #14-5597**

Application: Replace a Storm Affected Single-Family Dwelling with a New Single-Family Dwelling that Exceeds Permitted Lot Coverage.

Block 1108.08, Lot 19

Location: 62 Archer Avenue South

Denial Reads: "Applicant proposes to replace a storm affected SFD with one that will have lot coverage of 33.65% where 30% is the maximum allowed."

5. **Perreman Development LLC** **BOA 13-5555**

Application: Preliminary/Final Major Site Plan with Use and Bulk Variances

Block: 1014 Lot: 7 & 8

Location: U.S. Highway Route 9 at Harbor Inn Road West

Denial Reads: The Denial letter issued on August 16, 2013 by the Zoning Official states "Applicant proposes to convert a non-conforming residential use to Landscaping and Residential Remodeling Commercial Use which are non-conforming commercial uses in the RHB Zone."

F. RESOLUTIONS

Karen & Michael Killian, BOA #13-5564

Brian & Marsh McLean, BOA #14-5590

Joan Toth, BOA #14-5595

James & Kathleen Aquinas, BOA #14-5596

G. VOUCHERS

H. ADJOURNMENT