

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
July 9, 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. **Lucas, Justin & Tina** **BOA # 14-5601** _____

Application: Construct 6' High Solid Wood Fence Between a Principal Structure and a Public Street.
Block 426, Lots 1-3
Location: 347 Seabrook Avenue

Denial reads: "Applicant proposes to install a 6' high fence between a principal structure and a public street."

3. **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."

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4. Kosovich, Gary & Marienna BOA #14-5608

**Application: Construct a 3-Season Room Requiring a Rear Setback Variance.
Block 4.230, Lot 57
Location: 347 Jamaica Boulevard**

Denial Reads: "Applicant proposes to construct a 3-season room that will leave an 8.64 foot rear yard setback where 14 feet is required."

5. McMahon, Brian & Amy BOA #14-5607

Application: Construct a Detached Accessory Structure in the Front Yard Area of a Corner Lot.

**Block 794, Lots 1-8
232 West Broadway**

Denial Reads: "Applicant proposes to construct a detached structure closer to the street than the front building line of the principal building on a corner lot."

6. 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."

F. RESOLUTIONS

Shawn & Ileana Penn, BOA #14-5602
Deborah Nowakoski, BOA #14-5597

G. VOUCHERS

H. ADJOURNMENT