

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
July 23, 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. **Schmidt, Richard & Tammy** **BOA #14-5605**

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**Application: Construct Single-Family Dwelling on Undersized Corner Lot Fronting on Unimproved Roads**  
**Block: 541    Lots: 1-4**  
**Location: Elizabeth Avenue**

**Denial Reads: "Applicant proposes to construct a 2-story SFD on a 10000 sf lot where 15000 sf is required and fronting a currently unimproved road."**

- 2. **Iesals, Peter & Zorine** **BOA 13-5568**

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**Application: Replace a Storm Affected Single Family Dwelling With a New Single-Family Dwelling with Setback Variances**  
**Block: 1545    Lot: 28**  
**Location: 225 Butler Boulevard**

**Denial Reads: "Applicant proposes to re-construct a storm damage SFD that will leave a side yard of 4 feet (7 feet required) and a combined setback of 12 feet (18 feet required) with an attached deck leaving an 11 foot rear yard setback (20 feet required)."**

- 3. **Lucas, Justin & Tina** **BOA # 14-5601**

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**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."**

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4. Wagner, Gregory BOA #14-5606

**Application:** Replace Storm Affected Single-Family Dwelling with a New Single-Family Dwelling with Setback Variances  
**Block:** 1185, Lot: 4238.02  
**Location:** 4 Avalon Avenue

**Denial Reads:** “Applicant proposes to construct an elevated 2-story SFD with an attached front deck that will leave a 13’ setback where 25’ is required and a front entrance landing and stairs that will leave a 7.4’ front setback where 12’ is required.”

5. Jerman, Jeffrey BOA #14-5582

**Application:** Construct Single-Family Dwelling on Corner Lot fronting on Unimproved Roads with Lot Area, Setback and Lot Coverage Variances.  
**Block:** 412, Lots: 6 & 7  
439 Brinley Street

**Denial Reads:** “Applicant proposes to construct a SFD on a 10,000 sf corner lot (130,680 sf required) that fronts 2 unimproved roads, with 35.5’ & 36’ front yard setbacks (75’ required), a 35.5’ rear yard setback (50’ required), a 21.7’ side yard setback (25’ required), and lot coverage of 11% where 10% is maximum allowed.”

F. RESOLUTIONS

Brian & Amy McMahon, BOA #14-5607  
Gary & Marienna Kosovich, BOA #14-5608  
Perreman Development LLC, BOA #13-5555

G. VOUCHERS

H. ADJOURNMENT