

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
August 13, 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. **Elfert, Michael & Spicuzza, Maria** **BOA #14-5617**  
**Application: Construct a Rear Yard Deck with Setback Variance**  
**Block: 1547 Lot: 104**  
**Location: 252 Butler Boulevard**

**Denial Reads: "Applicant proposes to construct a deck in the rear yard that will have an 8.19 foot rear setback where 20 feet is required."**

- 2. **Leonard, George B.** **BOA 14-5603**  
**Application: Replace a Storm Affected Single Family Dwelling With a New Single-Family Dwelling with Setback Variance**  
**Block: 1556 Lot: 14**  
**Location: 227 Rosewood Drive**

**Denial Reads: "Applicant proposes to construct an elevated 2-level single family dwelling that will leave an 11 foot rear yard setback from the property line and a 13.35 foot setback from the bulkhead where 20 feet is required. New dwelling will not be on the same footprint of the previous structure."**

- 3. **Hubbs, John** **BOA # 14-5619**  
**Application: Construct a Front Yard Deck with Setback Variance.**  
**Block: 1710, Lot: 2265**  
**Location: 230 Twenty Second Avenue, South Seaside Park**

**Denial reads: "Applicant proposes to construct an 18'x7.5' deck in the front yard that will leave a 12.2' front setback where 25 feet is required."**

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

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**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."**

5. **Podesta, John** **BOA #14-5599**

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**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"**

F. RESOLUTIONS

Richard & Tammy Schmidt, BOA #14-5605

Gregory Wagner, BOA #14-5606

Peter & Zorine Iesals, BOA #13-5568

Justin & Tina Lucas, BOA #14-5601

G. VOUCHERS

H. ADJOURNMENT