

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
November 12, 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. **Bogdan, Kenneth & Mary** **BOA #14-5621**

**Application: Replace a Storm Affected Single-Family Dwelling with a New Single Family Dwelling with Setback and Lot Coverage Variances.**

**Block: 1553 Lot: 19**

**Location: 240 Evergreen Drive**

**Denial Reads: "Applicant proposes to replace a Storm Sandy affected SFD that will leave a front setback of 19.5 feet (25' required), a rear yard setback of 12.66 feet (20' required), a side setback of 5.10 feet (7' required), a combined side setback of 15.75 feet (18' required), and lot coverage of 35.2% (30% max. allowed)".**

2. **Lee, Richard** **BOA #14-5626**

**Application: Additions to an existing Single Family Dwelling Creating Setback Variances.**

**Block: 1246.05 Lot: 15**

**Location: 31 Steerage Way**

**Denial Reads: "Applicant proposes to replace a SFD with an attached deck that will leave a rear setback of 4.7' (20' required) and a side setback of 4.7' (5' required) and a combined setback of 11.3' (15' required)."**

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
November 12, 2014  
6:30 PM PUBLIC HEARING**

3. **Jerman, Jeffrey** **BOA #14-5623**  


---

**Application: Construct a Single-Family Dwelling on an Undersized Lot.**  
**Block: 473, Lot: 14**  
**Hayes Avenue**  
**Denial Reads: "Applicant proposes to construct a SFD on a 7500 sf lot with 50 ft. lot frontage where 12,500 sf and 100 ft. are required."**
4. **Jerman, Jeffrey** **BOA #14-5593**  


---

**Application: Construct a Single-Family Dwelling on an Undersized Lot with Setback and Lot Coverage Variances.**  
**Block: 383 Lot: 1**  
**Location: Western Boulevard at Veterans Boulevard**  
**Denial Reads: "Applicant proposes to construct a SFD on an undersized corner lot – 7,769 sf lot (130,680 sf required), 59.36' frontage (200' required), 138' lot depth (200' required), 18% lot coverage (10% max. allowed), 12' & 65' front setbacks (75' required), 25' rear yard setback (50' required) and a 14' side setback (25' required)."**
5. **Sideris, Nick** **BOA #14-5638**  


---

**Application: Repairs and Renovations to a Fire Damaged 3-Family Dwelling Requiring a Use Variance and Variances for Setbacks and Lot Coverage.**  
**Block: 1706 Lot: 205**  
**Location: 2009 Central Avenue**  
**Denial Reads: "Applicant proposes repair a fire damaged 3-family dwelling that did not receive previous approval for use as a 3-family dwelling. Variances also needed for existing non-conforming bulk requirements – front setback 16.23' – 25' required, rear setback 17.94' – 20' required, side yard setback 1.2' – 5' required, combined side setback 4.18' – 15' required and lot coverage of 93.7% - 60% max. allowed."**
- F. MINUTES APPROVAL  
 October 22, 2014
- G. VOUCHERS  
 T & M Associates  
 Linda Sullivan-Hill

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
November 12, 2014  
6:30 PM PUBLIC HEARING**

- H. RESOLUTIONS
  - Mark & Heather Zavanelli – BOA #14-5622
  - Mary Scarlata – BOA #14-5600
  - Robert Bryant – BOA #14-5624
  - Michael McMunn – BOA #14-5625
  
- I. ADJOURNMENT