

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
SEPTEMBER 9, 2015  
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. **Jerman, Jeffrey** **BOA 14-5642**

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**Application: Single Family Dwelling with Lot Area and Bulk Variances.**

**Block: 257.01 Lots: 22 & 23**

**Location: Columbus Circle SE**

**Zone: R-150**

**Denial Reads: "Applicant proposes to construct a SFD on a 6635 sf lot with 50' lot frontage (15000sf/100' required) and a 20' combined side yard setback (25' required)."**

Mr. Jerman has requested that the above matter be carried to the October 14, 2015 Zoning Board meeting.

2. **Bracciale, Gaetano** **BOA 15-5680**

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**Application: Replace a Storm Damaged 1-Story Dwelling with Elevated 2-Story Dwelling with Setback and Lot Coverage Variances.**

**Block: 1541 Lot: 81**

**Location: 234 North Bay Drive**

**Zone: R-64**

**Denial Reads: "Applicant proposes to construct a SFD to replace a storm sandy affected SFD on an undersized lot. The new SFD will leave 16' combined side setback (18' required), a 4' side setback to HVAC (7' required), a 16' rear setback (20' required) and 30.2% lot coverage (30% max. allowed)."**

3. **Coccia, Matthew & Laura** **BOA 14-5604**

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**Application: Add Rear Deck with Setback Variance to Dwelling under Construction.**

**Block: 1246.03 Lot: 12**

**Location: 14 Traveler Way**

**Zone: R-50**

**Denial Reads: "Applicant proposes to construct a 14' x 35' unroofed elevated deck in the rear yard that will leave a 9' setback where 20' is required."**

4. **Trossello, Vincent & Florence** **BOA 15-5678**

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**Application: Replace a Storm Damaged Single Family Dwelling with Setback Variances.**

**Block: 1559 Lot: 11**

**Location: 222 Dogwood Drive**

**Zone: R-64**

**Denial Reads: "Applicant proposes to construct an elevated SFD on a 3,200 sf lot (6,400 sf required) with a 15' rear setback (20' required), 6' side setback (7' required), a combined side setback of 16' (18' required). Side setback variance required for A/C unit and a rear setback variance for the landing."**

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5. **Noble, Edward & Karen**

**BOA 15-5677**

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**Application: Replace a Storm Damaged 2-Story Dwelling with an Elevated 2-Story Dwelling with Setback and Lot Coverage Variances.**

**Block: 1707 Lot: 208**

**Location: 230 Twenty First Avenue**

**Zone: R-50**

**Denial Reads: "Applicant to replace a storm sandy affected SFD. Applicant proposes the new elevated SFD to have 37.2% lot coverage (35% max. allowed), a 10.38' front setback (19.25' required) and a 6' rear setback (20' required)."**

F. **VOUCHERS**

Alexander Pavliv, Esquire

Linda Sullivan Hill

G. **RESOLUTIONS**

The Cove – BOA #11-5380

H. **ADJOURNMENT**