

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
DECEMBER 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 requested that this matter be carried to January 13, 2015 Zoning Board meeting for further scheduling.

2. **Lesniak, Mary** **BOA 15-5675**

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**Application: Approval for Existing Single Family Dwelling with Setback Variance**  
**Block: 4.246 Lot: 66**  
**Location: 6 Alpina Terrace**  
**Zone: R-400 PRRC**

**Denial Reads: "Applicant requesting approval for a pre-existing non-conforming SFD that has a 17' rear yard setback where 20' is required."**

Attorney Wiedeke requested that this matter be carried to January 13, 2015 Zoning Board and will re-notice for the meeting.

3. **Bayville Storage – Robert McCabe** **BOA 15-5695**

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**Application: Use Variance and Preliminary & Final Major Site Plan**  
**Block: 973 Lots: 7.01 & 9**  
**Location: 820 Route 9**  
**Zone: HB Zone within the CN-B Overlay Zone**

**Denial Reads: "Applicant proposes to expand the lot size of a self-storage facility to an abutting lot where self-storage facilities are not a permitted use and to construct two 2-story storage buildings. Applicant is also requesting a variance for impervious coverage of 54.52% where 30% is maximum allowed."**

Attorney Peterson requested that the above matter be carried to the January 13, 2015 Zoning Board meeting.

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4. **Reed, Wayne & Mary Alice** **BOA 15-5681**

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**Application: Construct a First Floor Open Deck with Setback Variance**

**Block: 1545 Lot: 10**

**Location: 249 Butler Boulevard**

**Zone: R-64**

**Denial Reads: "Applicant proposes to construct a 21' x 12' rear yard unroofed deck that will leave a 15.6' setback where 20' is required."**

F. **VOUCHERS**

Alexander Pavliv, Esquire

Linda Sullivan Hill

Remington, Vernick & Vena

G. **RESOLUTIONS**

William Beckenstein – BOA #14-5645

H. **ADJOURNMENT**