

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
November 9, 2016
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**

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 case be carried. This case will be scheduled for the January 11, 2017 Zoning Board Meeting.

2. **Khichi, Narendra & Shobha (CDN Marine)** **BOA #16-5737**

Application: Use Variance Change of Use
Block: 839 Lot: 1.01
Location: 318 Route 9
Zone: HB

Denial Reads: "Applicant proposes to change use of existing building for the sales, storage and repair of boats and jet skis. The on-premises repair and/or the storage of boats that are not for sale is not allowed in the HB Zone."

Per letter dated November 8, 2016, Gregg Pesciotta, Esquire, has requested that the above case be carried to the next available Zoning Board meeting which will be December 14, 2016.

3. **Nelson, Janice** **BOA #16-5717**

Application: Add Addition with Lot Coverage and Setback Variances
Block: 4.253 Lot: 74
Location: 20 Lumsden Court
Zone: R-400 PRRC

Denial Reads: "Applicant proposes to construct a 13'x30' addition leaving a 13.8 ft. rear yard setback where 20 ft. is required." Applicant revised to 12'x 30' addition per Homeowner's Association approval.

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4. **O’Leary, Thomas, Jr.** **BOA #16-5752**

Application: Construct a Single Family Dwelling on an undersized Lot
Block: 905 Lot: 93
Location: 37 Laurel Avenue
Zone: R-100

Denial Reads: “Applicant proposes to construct a SFD on an undersized corner lot that has 80.13’ frontage where 100’ is required and a front yard setback of 13.82’ where 35’ is required and a rear yard setback of 24.81 feet where 30’ is required.”

5. **Triolo, Dominic** **BOA #16-5710**

Application: Construct Elevated Stairs and Deck
Block: 1689.04 Lot: 18
Location: 381 Roberts Avenue
Zone: R-31.5

Denial Reads: “Applicant proposes to raise an existing deck that will leave a front yard setback of 9.8 ft. where 20 ft. is required, raise an existing A/C platform that will leave a 7.2 ft. rear yard setback where 10 ft. is required, and construct new front stairs that provide a 4.1 ft. front setback where 12 ft. is required.”

F. Vouchers

Alexander Pavliv, Esquire
T& M Associates
Remington, Vernick & Vena
Linda Sullivan Hill

G. Resolution

Joseph & Joann Radigan - BOA #16-5726
Michael R. Marotta– BOA #16-5736
Patricia Mullin & Thomas Meade – BOA #16-5749
Richard Montecuolo – BOA #16-5747

H. Adjournment