TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
FEBRUARY 9, 2011
7:00 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, and 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. OLD/NEW BUSINESS:

F. AGENDA:

1. SONTAG BOA#10-5338

Variance(s) requested: Bulk Variance

Project: Demolish & Rebuild Single-Family Dwelling on an Undersized Lot

Block(s): 1541 Lot(s): 93

Address: North Bay Drive Zone: R-64

Denial Reads: The Applicant proposes to demolish a single family dwelling and construct a 1,588 s.f. single-family dwelling on a 4,975 s.f. lot where 6,400 s.f. is required, and a side yard setback of 5.25 feet where 7 feet is required and a combined side yard setback of 14.56 feet where 18 feet is required. Applicant will also construct a 458 s.f. grade-level deck that is permitted per revised Ordinance 35-89.9 and relocating 2 sheds of 64 s.f. and 80 s.f. Lot coverage percentage of all structures will be 32.2% where 30% maximum is permitted.
2. **STANKOWITZ** BOA#10-5326

Variance(s) requested: Bulk Variance  
Project: Porch Addition  
Block(s): 1690.01 Lot(s): 3  
Address: 209 Midway Avenue Zone: R31.5  
Denial Reads: The applicant proposes to construct a 300 s.f. covered front porch leaving a 10 ft. front yard setback where 20 ft. is required.

3. **PONTANI** BOA#10-5335

Variance(s) requested: Bulk Variance  
Project: Shed  
Block: 1545 Lot: 8  
Address: 247 Butler Blvd. Zone: R-64  
Denial Reads: The applicant proposes to construct a 4’X12’ shed which will exceed the 34.8% lot coverage allowed by BOA#08-5254 where 30% is max allowed in the R-64 zone. The application and revised plan appear to indicate that the shed is 8’X12’ and is existing.

4. **JANSSEN** BOA#10-5341

Variance(s) requested: Fence Ordinance  
Project: Existing six foot (6’) high solid fence  
Block: 338 Lot: 6 & 7  
Address: 528 Vanderbilt Avenue Zone: R-150  
Denial Reads: Applicant is requesting a variance for a 6’ high solid fence on a corner lot between the building line and a public street which is not allowed and that was previously installed without a permit.
5. RESOLUTIONS TO BE ADOPTED.

6. APPROVAL OF MEETING MINUTES.

7. ADJOURNMENT: Next meeting of the Board of Adjustment will be on March 9, 2011 at 7:00 PM.