

**TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
JULY 13, 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. SCHMIDHAUSER BOA#10-5334

Variance(s) required: Front yard setback of 14' where 20' is Required (Keefe) for accessory pool.

Project: Install a new in ground pool, patio and associated equipment.

Block: 939.05 Lot: 13

Address: 42 Timberline Road Zone: R-200

Denial Reads: Applicant proposes to install an I/G pool on a through lot 14' from the property line that abuts a public right of way, where 20' is required.

2. GIZZI BOA#11-5359

Variance(s) requested: Front yard setback of 8', & 32' feet where 35' is Required. Side yard setback 3' & 8' where 10' is Required. Six (6) foot fence where four (4) is permitted.

**TOWNSHIP OF BERKELEY
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
JULY 13, 2011**

Project: Construct a new in ground pool, patio, filter and 6' fence.

Block: 1037 Lot: 12

Address: 214 Chelsea Ave. Zone: R-100

Denial Reads: Applicant proposes to install an in ground pool within the front yard setback not allowed in the R-100 Zone. However, the applicant is also proposing an accessory filter in the front and side yard setback, and a 6' fence where 4' is permitted.

3. CAMPANELLA BOA#11-5362

Variance(s) requested: Front yard setback of 10' where 40' is Required, accessory filter in front yard Setback at 2' where 40' is required, and a six foot solid fence where 48" is permitted.

Project: Construct a new in ground pool, patio, filter and 6' fence.

Block: 812 Lot: 5,6,7,8,10 & 12

Address: 262 Southern Blvd. Zone: R-400

Denial Reads: Applicant proposes to install an in ground pool within the front yard setback not allowed in the R-400 Zone. However, it appears that the applicant also requires a variance for the accessory filter in the front yard area, and a waiver for a fence exceeding 48" in a front yard area, along with a variance to allow a 10' setback in the front yard area for the pool where 40' is required.

4. FOREST HILLS,5, LLC BOA #11-5354

Variance(s) requested: Lot area, to allow 11,617 SF where 15,000 SF Is Required.

Project: Construct a new single family home.

Block: 234 Lot: 5 & 6

Address: Kent Place Zone: R-150

**TOWNSHIP OF BERKELEY
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
JULY 13, 2011**

Denial Reads: The applicant proposes to construct a new single family dwelling on an 11,617 square foot lot, where 15,000 square foot is required. It appears that the applicant requires one variance, for lot area.

5. JERMAN BOA#10-5344

Variance(s) requested: Lot area, to allow 11,250 SF where 15,000 SF is Required, and Lot Frontage to allow 75 FT where 100 FT is Required.

Project: Construct a new single family home.

Block: 260 Lot: 1

Address: Hopedale Drive Zone: R-150

Denial Reads: The applicant proposes to construct a new single family dwelling on a 11,250 square foot lot with 75 foot of frontage, where 15,000 square foot and 100 foot of frontage is required. It appears that the applicant requires two variances, one for lot area, and one for lot frontage.

6. R.C.T. POLICIES, FLP BOA#11-5352

Variance(s) requested: Use Variance to permit the sale of used automobiles and other types of used vehicles. Additional variances required not requested at this time.

Project: To allow sales of used automobiles and other types of used vehicles (existing use in violation).

Block: 1014 Lot: 17

Address: 978 Route 9 Zone: RHB – Rural Highway Business zone

Denial Reads: Sales of used automobiles and other types of used vehicles is not a permitted use in the RHB Zone.

7. RESOLUTIONS TO BE ADOPTED.

8. APPROVAL OF MEETING MINUTES.

9. ADJOURNMENT: Next meeting of the Board of Adjustment will be on August 10, 2011 at 7:00 PM.