

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
OCTOBER 5, 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. MINUCCI BOA#11-5364**

Variance(s) requested: A rear yard setback variance of 11' where 20' is required.

Project: To construct a 16' X 30' deck.

Block: 1218.02 Lot 32

Address: 5 Bowsprit Drive Zone: R-60 Residential Zone

Denial Reads: Applicant proposes to construct a 16' X 30' deck leaving an 11' rear yard setback where 20' is required in the R-60 zone.

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**2. RITNER BOA#11-5379**

Variance(s) requested: Variances for front yard setback, and rear yard setback.

Project: To construct a 15 X 20' attached garage.

Block: 1837.10 Lot: 7

Address: 81 Pheasant Dr. R-90 Residential Zone

Denial Reads: Applicant proposes to construct an addition to the principal structure in the R-90 zone that will leave a front yard setback of 20 feet where 30 feet is required and a rear yard setback of 18 feet where 25 feet is required.

**3. PALMA BOA#11-5370**

Variance(s) requested: Variances for front yard setback, side yard setback, combined side yard setback, and lot coverage.

Project: To construct a 12 X 28.3' attached garage and a 5' X 35.3' open front porch.

Block: 1108.08 Lot: 32

Address: 63 Yardarm Ct. R-60 Residential Zone

Denial Reads: Applicant proposes to construct a front porch and a garage which will leave a front setback of 20' (25' required), a side setback of 5.4' (7' required) a combined side setback of 12.7' (18' required) and leaving 32% lot coverage (30% max) in the R-60 Zone.

**4. BAY BOULEVARD, LLC BOA #10-5325**

Variance(s) requested: Two "d" variances, one for use and one for exceeding maximum height by 10% and 10 feet, for each lot.

Project: Construct two new single family homes

Block: 1398 Lots: 1,3,5 & 7-17 (New lots 8.01&1.01)

Address: 2004 Bay View Ave. & Bay Blvd Zone: NB – Neighborhood Business Zone

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Denial Reads: Applicant to construct a SFD which is not allowed in the NB Zone, 35' height where 25' is the maximum allowed. Lots were subdivided per resolution dated 7/3/10

- G.** RESOLUTIONS TO BE ADOPTED.
- H.** APPROVAL OF MEETING MINUTES.
- I.** ADJOURNMENT: Next regular meeting of the Board of Adjustment will be on November 9, 2011 at 7:00 PM.