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

   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

   Address: 5 Bowsprit Drive

   Lot 32

   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.
2. **RITNER**

   **BOA#11-5379**

   **Variance(s) requested:** Variance 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.
   **Zone:** 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.
   **Zone:** 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
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.