TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
RE-ORGANIZATION MEETING AGENDA
JANUARY 11, 2012
6:00 PM

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. SWEARING IN OF NEW MEMBERS:

F. BOARD REORGANIZATION AND APPOINTMENT OF PROFESSIONAL STAFF:

1. CHAIRMAN
   - Nominations
   - Further Nominations
   - Motion to Close Nominations, Roll Call
   - Roll Call on Nomination

2. VICE CHAIRMAN
   - Nominations
   - Further Nominations
   - Motion to Close Nominations, Roll Call
   - Roll Call on Nomination

3. SECRETARY
   - Nominations
   - Further Nominations
   - Motion to Close Nominations, Roll Call
   - Roll Call on Nomination

4. ACTING SECRETARY
   - Nominations
   - Further Nominations
   - Motion to Close Nominations, Roll Call
   - Roll Call on Nomination

5. BOARD ATTORNEY
   - Nominations
   - Further Nominations
   - Motion to Close Nominations, Roll Call
   - Roll Call on Nomination
TOWNSHIP OF BERKELEY
BOARD OF ADJUSTMENT
RE-ORGANIZATION MEETING AGENDA
JANUARY 11, 2012

6. BOARD PLANNER
   Nominations
   Further Nominations
   Motion to Close Nominations, Roll Call
   Roll Call on Nomination

7. BOARD ENGINEER
   Nominations
   Further Nominations
   Motion to Close Nominations, Roll Call
   Roll Call on Nomination

8. BOARD SECRETARY
   Nominations
   Further Nominations
   Motion to Close Nominations, Roll Call
   Roll Call on Nomination

9. BOARD COURT REPORTER
   Nominations
   Further Nominations
   Motion to Close Nominations, Roll Call
   Roll Call on Nomination

10. BOARD CONFLICT ENGINEER
    Nominations
    Further Nominations
    Motion to Close Nominations, Roll Call
    Roll Call on Nomination

11. BOARD CONFLICT ATTORNEY
    Nominations
    Further Nominations
    Motion to Close Nominations, Roll Call
    Roll Call on Nomination

12. BOARD NEWSPAPERS
    Asbury Park Press
    Atlantic City Press and
    Berkeley Times
    Nominations
    Further Nominations
    Motion to Close Nominations, Roll Call
    Roll Call on Nomination

13. BOARD MEETING TIME
    AND DATES
    Motion to hold the meetings of the Berkeley
    Township Board of Adjustment on the
    (2\text{nd} and 4\text{th}) Wednesdays of each month.
    The hour will be 7:00 PM for Regular Meetings
    (6:30 PM for Executive Caucus, if required).

(SEE ATTACHED CALENDAR FOR DATES)
TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
JANUARY 11, 2012
7:00PM 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. KERR

   Variance(s) requested: A variance to install a 6' fence between a building line and a public street.

   Project: To construct a 6' fence.

   Block: 1378 Lot: 25-39 Odd, 34-40 Even

   Address 620 Laurel St. Zone: R-100 Residential Zone

   Denial Reads: Applicant proposes to install a 6' high fence between a building line and a public street.
2. MCNEIL  

Variance(s) requested:  A variance for rear yard setback of 25.1 feet whereas 30' is required.

Project:  To construct a new open rear porch.

Block: 48  Lot: 721-725

Address: 1584th Ave.  Zone: R-100/SSW Residential Zone

Denial Reads: Applicant proposes to construct an 8' by 28' attached patio cover that will leave a 25.1 foot rear yard setback where 30 feet is required.

3. RCT PROPERTIES  

Variance(s) requested:  None. Site Plan approval with waivers.

Project:  To construct a new used car showroom.

Block: 1014  Lot: 17

Address: 978 Route 9  Zone: RHB Rural Highway Business

Applicant received use variance approval in September of 2011 which required site plan approval.

4. HILLCREST ACADEMY  

Variance(s) requested:  The expansion of the non-conforming use an addition.

Project:  To construct an addition and enclose a garage.

Block: 1276  Lots: 8 & 9

Address: 23 Grove St.  Zone: R-100 Residential Zone

Denial Reads: Applicant proposes to expand a non-conforming use & construct an addition.
5. FAREKAS
Variances requested: Minimum Lot Area, Lot Frontage, Front yard setback, side yard setback, lot coverage, and Maximum height.

Project: New single family dwelling on undersized lot.

Block: 907
Lot: 113-115

Address: 13 Laurel Ave.
Zone: R-100 Residential Zone

Denial Reads: Applicant proposes to construct a SFD in the R-100 Zone on a 7,123.74 sf lot/10,000 required, 60 foot frontage/100 feet required, 25 foot front setback/35 feet required, 21.54 foot combined side setback/30 feet required, 26.7% lot coverage/25% max allowed, and a principal building height of 38 feet/35 feet maximum allowed.

6. HOMEMARK HOMES
Variances requested: Minimum lot frontage, and parking.

Project: Demolish an existing SFD to construct a larger one.

Block: 1400
Lots: 11 & 12

Address: 912 Main Street
Zone: R-64 Residential Zone

Denial Reads: Applicant proposes to demolish an existing SFD and construct a larger SFD on a lot with a 50' lot frontage where 80' is required. It appears that the applicant requires one variance for lot frontage. It appears that the applicant may require additional variance and waiver for parking.

7. JERMAN/DOWNING
Variances requested: Minimum Lot Area, Minimum Lot Frontage Combined Side yard setbacks.

Project: New single family dwelling on an undersized lot

Block: 596
Lots: 11, 12

Address: Downing Ave.
Zone: R-150 Residential Zone

Denial Reads: Applicant proposes to construct a 2 story SFD in the R-150 Zone on a 5,000 SF lot, where 15,000 SF is required with 50 feet of lot frontage where
100 feet is required, and a combined side yard setback of 20 feet where 25 feet is required.

G. RESOLUTIONS TO BE ADOPTED.

H. APPROVAL OF MEETING MINUTES.

I. ADJOURNMENT: Next regular meeting of the Board of Adjustment will be announced at the Re-organization meeting immediately prior to this regular meeting.