

**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

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**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<sup>nd</sup> and 4<sup>th</sup>) 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)**

# 2012

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

March						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					



**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** **BOA#11-5384**
- |                         |   |
|-------------------------|---|
| 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.

TOWNSHIP OF BERKELEY  
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REGULAR MEETING AGENDA  
JANUARY 11, 2012

2. MCNEIL BOA#11-5374

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: 158 4<sup>th</sup> 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 BOA#11-5352

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 BOA#11-5381

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.

TOWNSHIP OF BERKELEY  
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JANUARY 11, 2012

**5. FARLEKAS**

**BOA #11-5385**

Variance(s) 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**

**BOA #11-5355**

Variance 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**

**BOA #11-5378**

Variance(s) 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

TOWNSHIP OF BERKELEY  
BOARD OF ADJUSTMENT  
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JANUARY 11, 2012

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.