### TOWNSHIP OF BERKELEY
### ZONING BOARD OF ADJUSTMENT
### REGULAR MEETING AGENDA
### FEBRUARY 8, 2012
### 6:30 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, 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. **Kurnel**  
   - Variance Requested: Certificate of Non-Conformity for pre-existing mobile food vending vehicle.  
   - Project: Allow sale of food  
   - Block 1409  
   - Address 821 Route 9  
   - Zone: HB – Highway Business  
   - Denial reads: Applicant requests Certificate of Non-Conformity for a pre-existing mobile food vending vehicle w/ cooking facilities at a location whose present use is an auto service facility.

2. **Newman**  
   - Variance requested: Bulk – Lot coverage (shed)  
   - Project: Install shed on property  
   - Block 1249  
   - Address: 113 Red Bank Ave.  
   - Zone: CR-Conservation Zone  
   - Denial reads:

3. **Joseph Minucci**  
   - Variance requested: Bulk setback to deck from bulkhead  
   - Project:  
   - Block 1218.02  
   - Address: 5 Bowsprit Dr.  
   - Zone: R-60 Residential  
   - Need correction in resolution. Plans show 5 ft. from bulkhead but resolution states 10 ft. Bulkhead is inside property line.
4. **RCT**

   Use variance granted 9/14/11 – Site Plan  
   Project:  
   Block 1014  
   Address: 978 Route 9  
   Application for Preliminary & Final Site Plan  
   Sale of used auto and other types of used vehicles  
   To improve site for sale of used vehicles  
   Lot 17  
   Zone: RHB – Rural Highway Business  

5. **Home Mark Homes (Klein)**

   Variance  
   Project:  
   Block 1400  
   Address: 912 Main St.  
   Denial reads: Applicant proposes to demolish existing home and construct larger SFD on 50 ft. lot where 80 ft. is required. Waiver parking and driveway to be previous.  
   Undersized Lot  
   Demolish existing home & construct SFD on substandard lot (50’ x 80’)  
   Lots 11 & 12  
   Zone: R-64 Residential Zone  

6. **Jerman/Downing Ave.**

   **Carried from January 11, 2012 Agenda**  
   Variance  
   Project:  
   Block 596  
   Address: Fronting Downey Ave.  
   Denial reads: Applicant proposes to construct 2-story SFD in the R-150 Zone on 5,000 s.f. lot; whereas 15,000 s.f. is required, 50 ft. frontage; whereas 100 ft. is required, and combine side yard of 20 ft; whereas 25 ft. is required.  
   Undersized lot area & frontage & combined side yards.  
   Construct SFD on lot 1/3 required size.  
   Lots 11 & 12  
   Zone: R-150  

G. **RESOLUTIONS**

H. **ADJOURNMENT**