

**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 BOA # 10-5388

Variance Requested	Certificate of Non-Conformity for pre-existing mobile food vending vehicle.
Project:	Allow sale of food
Block 1409	Lot 4
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 BOA # 11-5369

Variance requested	Bulk – Lot coverage (shed)
Project	Install shed on property
Block 1249	Lot 1.01
Address: 113 Red Bank Ave.	Zone: CR-Conservation Zone

Denial reads:

- 3. Joseph Minucci BOA # 11-5364

Variance requested	Bulk setback to deck from bulkhead
Project:	
Block 1218.02	Lot 32
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 BOA # 11-5352
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| Use variance granted 9/14/11 – Site Plan | Sale of used auto and other types of used vehicles |
| Project: | To improve site for sale of used vehicles |
| Block 1014 | Lot 17 |
| Address: 978 Route 9 | Zone: RHB – Rural Highway Business |
| Application for Preliminary & Final Site Plan | |

5. Home Mark Homes (Klein) BOA # 11-5355
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| Variance | Undersized Lot |
| Project: | Demolish existing home & construct SFD on substandard lot (50' x 80') |
| Block 1400 | Lots 11 & 12 |
| Address: 912 Main St. | Zone: R-64 Residential Zone |
- 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.

6. Jerman/Downing Ave. BOA # 11-5378
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- Carried from January 11, 2012 Agenda**
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| Variance | Undersized lot area & frontage & combined side yards. |
| Project: | Construct SFD on lot 1/3 required size. |
| Block 596 | Lots 11 & 12 |
| Address: Fronting Downey Ave. | Zone- R-150 |
- 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.

- G. RESOLUTIONS
- H. ADJOURNMENT