TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
MAY 8, 2013
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. MINUTES
F. OLD/NEW BUSINESS:

G. AGENDA
1. **Steven Gallagher**
   BOA# 12-5412
   Variance requested: Undersized Lot, Front, Rear Side Setbacks
   Project: Construct 3 story SFD undersized lot
   Block 1402
   Lots: 1-11, 11.01 & 11.02
   Address: Fronting on Balsam Dr. & Finch St.
   Zone: CR
   Denial reads: “The applicant proposes to construct a 3-story SFD on a 0.89 acre lot where 3 acres is required, leaving a 33’ front setback, 75’ required, a 13’ rear setback, 50’ required, an existing shed 16.2’ x 12.1’ to remain a pre-existing non-conforming structure.”

2. **Benco Holdings, LLC**
   BOA # 11-6272
   Variance requested: Bulk Variance - Sign
   Project: Construct a 144 s.f. Site Identification sign
   Block: 965
   Lot: 1
   Address: 982 Route 9
   Zone: CN-B
   Denial reads: “Applicant proposes to construct a 144 s.f. enterprise identification sign where 50 s.f. maximum is allowed”.

3. **Conrad Kraus**
   BOA # 13-5426
   Variance requested: Lot with insufficient lot frontage
   Project: Construct SFD on a lot with insufficient frontage
   Block 726
   Lots: 1, 2, 13 & 15
   Address: Elizabeth Avenue
   Zone: R-150
   Denial reads: ‘Applicant proposes to construct a SFD on a lot that fronts two (2) streets, the first 75 foot frontage, 100 ft. required and the other with a 50 foot frontage where 66 feet is required for a cul-de-sac”.

4. **John & Melissa D’Addario**
   
   **BOA #** **10-5316**
   
   **Variance requested**
   Undersized Lot, Insufficient Frontage,
   with front, rear setbacks & lot coverage variances.
   
   **Project**
   Construct a two-story residential dwelling on an undersized lot
   
   **Block** 893  
   **Address:** 90 Lakeview Ct...
   **Lots** 425-429  
   **Zone:** R-100
   
   **Denial reads:** “Applicant proposes construct a SFD on a 8,438.4 s.f. lot, 10,000 s.f.
   required, with 80.24’ lot frontage, 100’ required and 30’ front yard setback, 35’ required,
   combined side yard setback of 27.3’, 30’ required and 26% lot coverage, 25% max.
   allowed”.

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**H. RESOLUTIONS –**

**I. VOUCHERS**

**J. ADJOURNMENT**