

**TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
NOVEMBER 13, 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

**CARRIED FROM SEPTEMBER 11, 2013 MEETING**

1. **Richard Rude & Kathleen Courter BOA# 13-5442**

Variance requested                                  Undersized Lot, Front Side & Combined Side  
Setbacks and Lot Coverage

Project:    Construct a SFD on an undersized lot

Block: 1716    Lot: 2376

Address: 255 23<sup>rd</sup> Avenue                                  Zone: R-50

Denial reads: **““Applicant proposes to construct a SFD on an undersized lot with 16.3’ front setback/25’ required, a 3.75’ side setback/5’ required, a 7.5’ combined setback/15’ required, and a 49.7% lot coverage/35% max. allowed. The lot currently has 2 non-conforming SFDs on site. The forward SFD is to be replaced and the rear SFD is to remain.”**

2. **David Olmeda BOA# 13-552**

Variance requested                                  Undersized Lot, Front, Side & Combined Side Rear Yard  
Setbacks, Lot Coverage

Project    Construct SFD

Block: 1545    Lot: 14

Address: 259 Butler Blvd.                                  Zone: R-64

Denial reads: **‘On an undersized lot applicant proposes to replace a non-conforming storm damage SFD that will increase the non-conformity. New SFD will have a 16.3 foot front setback, 25 feet required, a 12 foot rear yard set back for a deck, 15 feet required, a 3.5 foot side setback, 7 feet required and 32.5% lot coverage, 30% max allowed’.**

3. **Jim Ipecki** **BOA# 13-5557**
- |                         |                                  |
|-------------------------|----------------------------------|
| Variance requested      | Undersized Lot Frontage Variance |
| Project                 | Construct Single family Dwelling |
| Block: 1550             | Lot: 27                          |
| Address: 255 Pine Drive | Zone: R-64                       |
- Denial reads: **“Applicant proposes to construct a SFD to replace a non-conforming storm damaged SFD. The proposed SFD will be increased in size which is not allowed without a variance approval”.**
4. **Carey Ann Shaftan** **BOA # 13-5553**
- |                         |  |
|-------------------------|--|
| Variance requested      | Front, Rear, Side, Combined Side Setbacks & Lot Coverage Variances |
| Project                 | Construct building additions which require variances               |
| Block: 1108             | Lot: 35  |
| Address: 69 Yardarm Ct. | Zone: R-60   |
- Denial reads: - **“Applicant proposes to construct an addition, rear yard deck and front porch leaving a 15’ rear yard setback, 20’ required; a 3.83 foot side yard setback 7 feet required, a 10.83 foot combined side yard setback, 18 feet required, and 35% lot coverage where 30% max. allowed”.**
5. **Louis Zigarelli** **BOA# 13-5444**
- |                            |  |
|----------------------------|--|
| Variance requested         | Undersized lot, rear, side & combined side yard setbacks |
| Project                    | Construct a SFD on an undersized lot                     |
| Block: 1541                | Lot: 82  |
| Address: 232 North Bay Dr. | Zone: R-64   |
- Denial reads: **“Applicant proposes to construct a 2-story s.f. SFD on a 3515.98 s.f. lot, 6400 s.f required, with an 8.47’ rear yard setback, and a 6’ side yard setback, 7’ required and a combined side yard setback of 12’, 18’ required, and lot coverage of 43.1%, where 30% max allowed”.**
6. **Kathleen Britton** **BOA# 13-5549**
- |                           |  |
|---------------------------|--|
| Variance requested        | Front Yard Variance Fence                      |
| Project                   | Construct a 6 ft. High Fence within front yard |
| Block: 54                 | Lots: 121-125                                  |
| Address: 171 First Avenue | Zone: MPRPD                                    |
- Denial reads: **“applicant constructed a 6; high fence between a building and public street”.**

7. **Donald & Clara Beym** **BOA# 13-5547**

Variance requested Front, Side, Combined Side, Rear Yard setbacks and Lot Coverage

Project Construct a SFD on an undersized lot

Block: 1652 Lots: 19 & 20

Address: 310 Henry Avenue Zone: CR

Denial reads: **“Applicant proposes to construct a SFD on a 5000 sf lot, 130000 sf is required with a 22’ front setback, 75’ required, side setback of 8.36’, 25’ required, a combined setback of 18’, 50’ required and lot coverage of 16.6%, 10% max allowed”.**

8. **Richard DiMauro** **BOA # 13-5446**

Variance requested Rear Yard Bulk & Lot Coverage Variances

Project Demolish deck and construct a sunroom

Block: 10.27 Lot: 39

Address: 17 Weybridge Ct. Zone: RDA (PRRC)

Denial reads: **“applicant proposes to construct a 3-season room 6.3 feet from the rear property line where 14 feet is required and with 53.8% lot coverage where 35% is the max. allowed”.**

H. RESOLUTIONS –

I. VOUCHERS

J. ADJOURNMENT