TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
June 25, 2014
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. AGENDA

1. Podesta, John BOA #14-5599

   Application: Legitimize Construction of a Raised Paver Patio and Hot Tub with a Setback Variance to the Bulkhead
   Block: 1628 Lot: 8
   Location: 64 Harbor Inn Road

   Denial Reads: “Applicant proposes to construct a raised paver patio and a hot tub that will leave a 3.2’ setback where 15’ is required”

2. Lagrosa, James M. & Wilda D BOA # 14-5592

   Application: Construct a Two-Story SFD on an Undersized lot with a Side Yard Setback & Combined Side yard Setback, Rear Yard Setback, Step Setback and Front yard Setback Variances
   Block 1551, Lot 25
   Location: 252 Pine Drive

   Denial reads: “Applicant proposes to replace a storm Sandy affected SFD with a 2-story 1680sf SFD with conforming side entrance stairs and stoops and exterior stairway to an elevated deck. The new SFD will have a rear setback of 14.2 (20’ required), a side setback of 5’ (7 required), a combined side setback of 12’ (18’ required), a front setback of 19’ (25’ required), and a front entrance stoop and stairs less than 12’ from the front property line and in excess of 10’ of their perimeters.”

3. Shawn & Ileana Penn BOA #14-5602

   Application: Construct 6’ High Stockade Fence Between the Building Line and a Public Street.
   Block 1841.14, Lot 17
   Location: 23 Pigeon Place

   Denial reads: “Applicant proposes to construct a 6’ high fence between a principal structure and a public street where 4’ is the maximum allowed.”
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4. **Nowakoski, Deborha**  
   **BOA #14-5597**
   
   Block 1108.08, Lot 19
   Location: 62 Archer Avenue South
   
   Denial Reads: “Applicant proposes to replace a storm affected SFD with one that will have lot coverage of 33.65% where 30% is the maximum allowed.”

5. **Perreman Development LLC**  
   **BOA 13-5555**
   
   Application: Preliminary/Final Major Site Plan with Use and Bulk Variances
   Block: 1014  
   Lot: 7 & 8
   Location: U.S. Highway Route 9 at Harbor Inn Road West
   
   Denial Reads: The Denial letter issued on August 16, 2013 by the Zoning Official states “Applicant proposes to convert a non-conforming residential use to Landscaping and Residential Remodeling Commercial Use which are non-conforming commercial uses in the RHB Zone.”

F. **RESOLUTIONS**
   Karen & Michael Killian, BOA #13-5564
   Brian & Marsh McLean, BOA #14-5590
   Joan Toth, BOA #14-5595
   James & Kathleen Aquinas, BOA #14-5596

G. **VOUCHERS**

H. **ADJOURNMENT**