TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
July 9, 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. **Lucas, Justin & Tina**
   BOA # 14-5601
   Application: Construct 6’ High Solid Wood Fence Between a Principal Structure and a Public Street.
   Block 426, Lots 1-3
   Location: 347 Seabrook Avenue
   Denial reads: “Applicant proposes to install a 6’ high fence between a principal structure and a public street.”

3. **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.”
4. Kosovich, Gary & Marienna BOA #14-5608

Application: Construct a 3-Season Room Requiring a Rear Setback Variance.
Block 4.230, Lot 57
Location: 347 Jamaica Boulevard

Denial Reads: “Applicant proposes to construct a 3-season room that will leave an 8.64 foot rear yard setback where 14 feet is required.”

5. McMahon, Brian & Amy BOA #14-5607

Application: Construct a Detached Accessory Structure in the Front Yard Area of a Corner Lot.
Block 794, Lots 1-8
232 West Broadway

Denial Reads: “Applicant proposes to construct a detached structure closer to the street than the front building line of the principal building on a corner lot.”

6. 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.”

F. RESOLUTIONS
Shawn & Ileana Penn, BOA #14-5602
Deborah Nowakoski, BOA #14-5597

G. VOUCHERS

H. ADJOURNMENT