TOWNSHIP OF BERKELEY  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING AGENDA  
November 12, 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. Bogdan, Kenneth & Mary BOA #14-5621
   Application: Replace a Storm Affected Single-Family Dwelling with a New Single Family Dwelling with Setback and Lot Coverage Variances.
   Block: 1553 Lot: 19
   Location: 240 Evergreen Drive

   Denial Reads: “Applicant proposes to replace a Storm Sandy affected SFD that will leave a front setback of 19.5 feet (25’ required), a rear yard setback of 12.66 feet (20’ required), a side setback of 5.10 feet (7’ required), a combined side setback of 15.75 feet (18’ required), and lot coverage of 35.2% (30% max. allowed)”.

2. Lee, Richard BOA #14-5626
   Application: Additions to an existing Single Family Dwelling Creating Setback Variances.
   Block: 1246.05 Lot: 15
   Location: 31 Steerage Way

   Denial Reads: “Applicant proposes to replace a SFD with an attached deck that will leave a rear setback of 4.7’ (20’ required) and a side setback of 4.7’ (5’ required) and a combined setback of 11.3’ (15’ required).”
3. **Jerman, Jeffrey**  
   **BOA #14-5623**
   Application: Construct a Single-Family Dwelling on an Undersized Lot.
   Block: 473, Lot: 14
   Hayes Avenue
   Denial Reads: “Applicant proposes to construct a SFD on a 7500 sf lot with 50 ft. lot frontage where 12,500 sf and 100 ft. are required.”

4. **Jerman, Jeffrey**  
   **BOA #14-5593**
   Application: Construct a Single-Family Dwelling on an Undersized Lot with Setback and Lot Coverage Variances.
   Block: 383 Lot: 1
   Location: Western Boulevard at Veterans Boulevard
   Denial Reads: “Applicant proposes to construct a SFD on an undersized corner lot – 7,769 sf lot (130,680 sf required), 59.36’ frontage (200’ required), 138’ lot depth (200’ required), 18% lot coverage (10% max. allowed), 12’ & 65’ front setbacks (75’ required), 25’ rear yard setback (50’ required) and a 14’ side setback (25’ required).”

5. **Sideris, Nick**  
   **BOA #14-5638**
   Application: Repairs and Renovations to a Fire Damaged 3-Family Dwelling Requiring a Use Variance and Variances for Setbacks and Lot Coverage.
   Block: 1706 Lot: 205
   Location: 2009 Central Avenue
   Denial Reads: “Applicant proposes repair a fire damaged 3-family dwelling that did not receive previous approval for use as a 3-family dwelling. Variances also needed for existing non-conforming bulk requirements – front setback 16.23’ – 25’ required, rear setback 17.94’ – 20’ required, side yard setback 1.2’ – 5’ required, combined side setback 4.18’ – 15’ required and lot coverage of 93.7% - 60% max. allowed.”

F. **MINUTES APPROVAL**
   October 22, 2014

G. **VOUCHERS**
   T & M Associates
   Linda Sullivan-Hill
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H. RESOLUTIONS
   Mark & Heather Zavanelli – BOA #14-5622
   Mary Scarlata – BOA #14-5600
   Robert Bryant – BOA #14-5624
   Michael McMunn – BOA #14-5625

I. ADJOURNMENT