

TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
June 14, 2017
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. Resolution – Dollar General BOA case # 16-5751
 - F. Agenda
 - ** Carried from May 24, 2017 meeting
1. R. Stone & Company (Diocese of Trenton) BOA #16-5755
Application: Use Variance – Multi Family 78 Unit Condominiums
Block: 1014 Lot: 26.01
Location: Route 9
Zone: R-400 & CN-C Corridor Node Overlay Zones

Denial Reads: "Applicant proposes to construct a PUD that will not include non-residential uses which are required in the CN-C Zone
 2. Lafferty, William & Gioiosa, Marie Elaine BOA #16-5733
Application: Replace a Non-Conforming Single Family Dwelling with a Larger Single Family Dwelling
Block: 1694 Lot: 1 Unit: 348 – Midway Beach Condominium
Location: 2 Ocean Avenue
Zone: BR, Beachfront Residential

Denial Reads: "Applicant proposes to replace a one-story non-conforming SFD with a larger 2.5 story non-conforming SFD that will increase the front yard setback non-conformity."
 3. Berkeley Healthcare Associates BOA 16-5771
Application: Use Variance & Major Site Plan Approval
Block: 1409 Lot: 3.03
Location: 18 Butler Blvd.
Zone: R-100 Zone (Residential)

Denial Reads: "Applicant proposes to construct an addition to Nursing Home which is a non-permitted use in the R-100 Zone. Nursing Home received past approval".
 4. Marble Arch Homes BOA #17-5780
Application: Use Variance – Density - Hickory Pointe
Block: 858 Lots: 32, 32.01 & 47
Location: Hickory Lane
Zone: R-200

Denial Reads: "Applicant requires a use variance for density only at this time. Proposal is to subdivide 3 lots into 25 lots where only 22 lots are permitted"
 5. Fritz, Harold & Carolyn BOA #16-5766
Application: Elevate existing Dwelling, Convert Carport to Addition with Setback Variances
Block: 1548 Lot: 7
Location: 217 Cedar Drive
Zone: R-64 residential

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Denial Reads: "Applicant proposes to elevate and convert a carport into living space addition that will extend the non-conforming side setback"

G. Vouchers

Linda Sullivan-Hill
T & M Associates
Alex Pavliv, Esquire

H. Adjournment