

TOWNSHIP OF BERKELEY
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
December 9, 2020
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. Discussion
- F. Agenda

1. LaCrosse (Wunder Wiener) BOA #20-5890

Application: Appeal & Exemption of Site Plan
Block: 827 Lot: 1
Location: 108 Atlantic City Boulevard
Zone: TC-1 Zone, Small Scale Commercial Sub district

Zoning Officer's Denial Reads: "A mobile food service facility does not meet the use condition that stand-alone restaurants incorporate high quality architectural and landscape features or that parking shall be confined to public parking areas or shall be located to the rear of the building and sufficiently buffered, screened and landscaped from all adjoining uses. Additionally, mobile food facilities are not specifically permitted. Therefore a use variance by the BOA is required."

2. Niestemski BOA #20-5889

Application: In ground pool in Front Yard with "C" Variance relief
Block: 694 Lot: 29
Location: 229 Madison Avenue
Zone: R-125 Zone

Zoning Officer's Denial Reads: "A detached accessory structure cannot be in the front yard."

3. The LLC BOA #20-5878

Application: Use Variance with d (4) & d (5) relief
Block: 963 Lots: 1-5 & 18: Block: 964 Lots: 6.02, 6.03, 32-35; Block: 966, Lot: 1.01
Location: Mariciel Ave and 768 Route 9 Berkeley
Zone: R-125 & HB within CN-B Overlay District

Zoning Officer's Denial Reads: "Applicant proposes to construct multi-family dwelling residences for multiple Blocks & Lots in the HB & R-125 Zones. Major Site Plan and Use Variance approvals from the BOA are required."

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4. Jerman-Evernhan BOA #20-5888

Application: Construction of a SFD with "C" Variance Relief
Block: 794 Lots: 11 & 12
Location: Evernhan Avenue
Zone: R-150

Zoning Officer's Denial Reads: "Applicant proposes to construct a SFD on an 8847sf lot with 50.31' frontage where 15000sf and 100', respectively, is required."

G. Vouchers

Alexander Pavliv, Esquire
Linda Sullivan Hill
Remington & Vernick

H. Adjournment