

## AGENDA

### BOARD OF ADJUSTMENT TOWNSHIP OF BERKELEY HEIGHTS Union County, New Jersey

Public Meeting  
May 28, 2026 @ 7:00 PM

- *Board of Adjustment meetings are held IN-PERSON. Members of the public must be in attendance to participate.*

**Adequate Meeting Notice:** This meeting is being held in conformance with all regulations of the Open Public Meetings Act. Adequate notice of this meeting has been posted on the Township website and sent to the newspaper of record. The Agenda has been posted on the Township website and bulletin board at the Municipal Building at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Supporting Documents:** Documents in support of the applications may be found on the Zoning Board of Adjustment page of the Township Website at:

- [ZBOA Current / Pending Applications | Berkeley Heights Township, NJ](#)

**Members:** Mr. Sullivan, Mr. Coviello, Mr. Delia, Mr. Ringwood, Mr. Sylvester, Mr. Pereda, Ms. West-Augustin, Mr. Deegan, and Mr. Smith

Ms. Wolfe, Board Attorney

### Roll Call:

### Adoption of Minutes:

April 23, 2026 Regular Meeting

### Adoption of Resolutions:

#### **App.#26-002: GLR Property Management, LLC, 104 Cornell Ave., Block 1715, Lot 1**

Proposed reconstruction of a single-family dwelling to include new second story over existing first story, new covered entry porch, additional attached garage, two-story addition to the rear. Relief is needed from Section 6.1.1B for insufficient front-yard setbacks from both Hillcrest and Cornell Avenues. Variances are also needed for exceeding the maximum permitted 15% building coverage and 25% total lot coverage and for the proposed driveway width. (R-15 Zone)

**Adoption of Resolutions (continued):**

**App.#26-004: Matthew & Jessica Shaw, 273 Chaucer Drive, Block 1002, Lot 6**

Proposed construction project comprised of a second-story addition over the entire first story, expansion of the garage to a two-car garage, removal of a patio, and construction of a raised deck in the rear and a covered front porch. Variances are needed for 1) insufficient front-yard setback to the second story addition and the proposed porch; 2) exceeding the 15% maximum permitted building coverage and 25% maximum permitted total lot coverage; 3) insufficient rear-yard setback to the proposed raised deck; 4) exceeding the maximum permitted driveway width of 18 feet. (R-15 Zone)

**Applications for Review:**

**CARRIED FROM MARCH 26, 2026 WITH NO FURTHER NOTICE REQUIRED:**

**App.#24-0020: Berkeley Heights 713 Realty, LLC, 713 Plainfield Avenue, Block 3102, Lot 33 (R-20 Zone)**

Proposal to convert the abandoned repair garage to a small convenience store, reconfigure the parking area, add a diesel fueling station, install EV space, modify signage and add landscaping. The applicant also seeks expanded hours of operation for the existing service station.

**Correspondence for Discussion:**

Memo dated May 21, 2026 from Michael Mistretta, PP, LLA, Township Planner, summarizing the amendments to the Schedule of General Regulations per Ordinance No. 2026-01

**Adjournment**