

AGENDA

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

**Public Meeting
April 23, 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:

March 26, 2026 Regular Meeting

Applications for Review:

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

Proposed reconstruction of a single-family dwelling located on a corner lot to include a new second story over the existing first story, new covered entry porch, additional attached garage, two-story addition to the rear, expanded driveway, new deck and new front sidewalk. Relief is needed from Section 6.1.1B for insufficient front-yard setbacks from both Hillcrest and Cornell Avenues. A variance is also needed for exceeding the maximum permitted 15% building coverage and 25% total lot coverage. In addition, the proposed driveway exceeds the maximum permitted width of 18 feet. (R-15 Zone)

Applications for Review (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)

Adjournment