

## AGENDA

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

**Public Meeting  
March 26, 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

Mr. Solfaro, Township Engineer

Mr. Mistretta, Township Planner

### Roll Call:

### Adoption of Minutes:

February 26, 2026 Regular Meeting

### Adoption of Resolutions:

#### App.#25-018: Ilir & Loreta Bitici, 51 Mercier Pl., Block 3002, Lot 14 (R-20 Zone)

Resolution to revise and replace the resolution adopted at the 2/26/2026 meeting.

#### App.#25-002: Marianne C. Massulli Living Trust, 60 Liberty Ave., Bl. 1806, L. 3

The resolution to be adopted is a Resolution of Compliance to confirm that the Board accepted the Applicant's revised plan for total lot coverage dated February 25, 2026 as required in the resolution of approval adopted on May 15, 2025. (R-15 Zone)

**Adoption of Resolutions (continued):**

**Resolution of Denial:**

**App.#25-013: Rodak Builders LLC, 123 Forest Ave., Block 508, Lot 6 (R-15 Zone)**

Proposed demolition of an existing house and construction of a new single-family dwelling. A variance is needed for insufficient front-yard setback.

**Request for Reconsideration based on Revised Application:**

**App.#25-013: Rodak Builders LLC, 123 Forest Ave., Block 508, Lot 6 (R-15 Zone)**

Proposed demolition of an existing house and construction of a new single-family dwelling. A variance is needed for insufficient front-yard setback.

**Applications for Review:**

**CARRIED FROM FEBRUARY 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.

**Adjournment**