

## AGENDA

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

**Public Meeting**  
**February 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

### Roll Call:

### Adoption of Minutes:

January 22, 2026 Regular Meeting

### Adoption of Resolutions:

Resolution Amending the Official Newspapers for the Board of Adjustment to include the Courier News online publication, mycentraljersey, as an additional Official Electronic Media Newspaper.

Resolution Amending the Resolution which appointed the 2026 Board of Adjustment Attorney

### App.#25-020: Yiren Xu & Wen Jun Lu, 280 Killarney Drive, Block 4401, Lot 9

Proposed construction of a portico over an existing masonry front door landing. Relief is needed from section 6.1.1B "Schedule of General Regulations" for insufficient front-yard setback. (R-20 Zone)

**Adoptions of Resolutions (continued):**

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

The applicant had received Board approval for an addition in March 2023 but has since revised the project. The new proposal is for additions to the existing dwelling, new attached two-car garage, and removal of the existing detached garage. The project includes a new driveway, new front sidewalk and new rear yard patio. Variances are needed for insufficient rear-yard and side-yard setbacks and for exceeding the maximum permitted building coverage of 15% and total lot coverage of 25%. Relief is also needed for the proposed location of a generator, proposed width of the driveway, and nonconforming location of the shed.

**App.#25-019: Taylor Whittaker, 168 Washington St., Block 107, Lot 10 (R-10 Zone)**

A swim spa structure located in the rear yard requires a variance for insufficient accessory rear and side-yard setbacks. In addition, relief is needed for exceeding the maximum permitted total lot coverage of 30%. Existing nonconforming issues are lot area; lot width; principal front, side, and combined side-yard setbacks; total lot coverage; and driveway location.

**Applications for Review:**

**CARRIED TO 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.

**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.

**Adjournment**