

AGENDA

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

**Public Meeting
January 22, 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](#)

Oath of Public Officers – Newly Appointed Members

Robert Pereda – 4-year term to end 12/31/2029

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:

December 11, 2025 Regular Meeting
December 11, 2025 Executive Session
January 8, 2026 Reorganization Meeting

Request for Extension of Approval:

App.#22-0014: Michael & Ani Baran, 74 Rutgers Ave., Bl. 1107, L. 2 (R-15 Zone)

Proposed installation of an in-ground pool with pool deck, covered patio area with outdoor kitchen, fireplace, and walkway to the proposed pool. The Board approved this application on August 25, 2022, memorialized in a resolution dated September 22, 2022. The applicant was unable to move forward with the project and is hereby requesting an extension of the approval. However, the project has been downsized. The planned project for the patio area and overhang is exactly the same as presented to the Board in August 2022, but the pool is being removed.

Applications for Review:

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)

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.

Adjournment