

AGENDA

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

**Public Meeting
August 27, 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:

June 25, 2026 Regular Meeting

Adoption of Resolutions:

Resolution of Denial:

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.

Adoption of Resolutions (continued):

Resolutions of Approval:

App.#26-006: Story Book Homes 2, LLC, 146 Baker Ave., Block 1502, Lot 32

An application for this property was submitted in 2025 (and approved by the Board); however, the project has been revised and a new application submitted for approval as follows. Proposed construction of a second story addition over the entire first story with new covered front porch and new two-story addition to the southeast side of the existing home. The detached garage, paver driveway, rear-yard deck, and front-yard sidewalk are to be removed. The project also includes a new, relocated driveway, an attached garage, and a new deck. Variances are needed for front and rear yard setbacks, building height, building coverage, total lot coverage, and driveway width. (R-15 Zone)

App.#26-005: Jerry Cheng, 41 Eaton Court, Block 504, Lot 25 (R-15 Zone)

Proposed two-story addition to the rear of the house, second story addition over the existing structure, new front sidewalk, portico, and entry stairs. Variances are needed for insufficient front-yard, side-yard, and combined side-yard setbacks to the second-story addition.

New Application(s) for Review:

App.#26-008: Todd Schroeder, 90 Delmore Ave., Block 401, Lot 37 (R-15 Zone)

Proposed construction of a new portico over the existing masonry porch (9' x 5' x one story high) with handrail. A variance is needed for insufficient front yard setback.

Adjournment