

AGENDA

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

**Public Meeting
October 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](#)

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:

September 24, 2026

Adoption of Resolutions:

App.#26-009: Chelsea Kameny, 24 Webster Drive, Block 2101, Lot 5 (R-15 Zone)

The property owner is seeking approval to operate a home-based cottage food business specializing in small-batch baked goods (primarily cookies and custom cakes) out of the home's existing kitchen in compliance with the New Jersey Department of Health Cottage Food Regulations. Relief is needed from Section 6.3.1.A & B of the zoning ordinance because a home baking business is not a permitted use in the R-15 Zone.

Request for Extension of Approval:

App.#25-017: Theodore and Shakira Czapla, 227 Chaucer Dr., Bl. 1002, L.13

Request for variance relief previously granted. The application was heard by the Board on November 13, 2025, and variances were granted in a memorializing resolution adopted by the Board on December 11, 2025. Variance relief expires December 2026.

Consideration of Resolution:

Resolution memorializing the action taken by the Board on October 22, 2026 pertaining to the request for extension of approval referenced above.

New Application for Review:

App.#26-011: Cecil & Alina Joshi, 98 Briarwood Dr. W., Bl. 1404, L. 4 (R-15 Zone)

Proposed additions consisting of second story over existing garage, one story addition to the rear of the house, two story addition behind existing covered porch, raised rear yard patio. A storage shed (100 sq. ft.) is also proposed. Relief is needed from Section 6.1.1B. of the zoning ordinance for insufficient front yard and combined side yard setbacks. A variance is also required for exceeding the maximum permitted building coverage and total lot coverage percentages of 15% and 25%, respectively.

Adoption of Resolution to enter into Executive Session

Executive Session:

Discussion of Pending Litigation: Berkeley Heights 713 Realty, LLC vs. Berkeley Heights Zoning Board of Adjustment – UNN L-004222-26

Adjournment