AGENDA

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

Public Meeting
November 12, 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

Mr. Thorpe, Acting Board Attorney

Roll Call:

Adoption of Minutes:
October 22, 2026 Regular Meeting
October 22, 2026 Executive Session

Adoption of Resolutions:

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 Resolutions (continued):

Resolution adopting the 2025 Annual Report of the Zoning Board of Adjustment

New Applications for Review:

App.#26-012: Albert Benzimra, 6 Old Cannon Road, Block 2303, Lot 25
Proposed installation of a house backup generator to be located in the western side yard. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for insufficient setback from the side property line. (R-15 Zone)

App.#26-013: Craig Richards & Renita Persaud, 286 Washington St., Bl. 211, L.9
Proposed patio (approx. 25' x 54') and retaining wall to replace the existing paver patio and wall. The installation of a new shed (8' x 10') in a conforming location is also proposed. The existing shed (6' x 6') will be removed. Relief is needed from Section 6.1.1B "Schedule of General Regulations" for exceeding the permitted 20% building coverage and 30% total lot coverage percentages. Existing nonconforming issues are building coverage, total lot coverage, and location of the existing shed. (R-10 Zone)

Adoption of Resolution to enter into Executive Session
Discussion of RFPs – Board of Adjustment Attorney 2027

Executive Session

Adjournment