

THE CHAIR RESERVES THE RIGHT TO REVISE THE ORDER OF THE AGENDA AS NEEDED.
THIS MEETING WILL ADJOURN NO LATER THAN 10PM.

**Township of Berkeley Zoning Board of Adjustment
627 Pinewald-Keswick Rd P.O. Box B
732-244-7400 EXT. 1250
RE-ORGANIZATION MEETING AGENDA
January 14, 2026 6:30 PM**

A. SALUTE TO THE FLAG

B. ROLL CALL, DECLARATION OF QUORUM

C. SUNSHINE ACT STATEMENT - This meeting was advertised in the Asbury Park Press, the Press of Atlantic City, and posted on the Township's Bulletin Board and Township website as required by the Open Public Meetings Act.

D. Please be advised that there is to be NO SMOKING in this building in accordance with New Jersey legislation.

E. Oaths of Office

Member #2 – Gerard Morey – 4-year term expiring 12/31/2029

Member #3 – Ray Sager – 4-year term expiring 12/31/2029

Member #4 – Heather Walsh – 4-year term expiring 12/31/2029

Member #5 – Trent Stone – 4-year term expiring 12/31/2029

Alternate Member #1 – Jim Sullivan – 2-year term expiring 12/31/2027

Alternate Member #2 – Thomas Raneri – 2-year term expiring 12/31/2027

Alternate Member #3 – Robert Baudo – 2-year term expiring 12/31/2027

Alternate Member #4 – Louis Tuminaro – 2-year term expiring 12/31/2027

F. Board Re-Organization and Appointment of Professional Staff

1. **APPOINTMENT OF BOARD CHAIRMAN**

2. **APPOINTMENT OF BOARD VICE CHAIRMAN**

3. **APPOINTMENT OF BOARD SECRETARY**

4. **APPOINTMENT OF ZONING BOARD SECRETARY**

5. **APPOINTMENT OF BOARD ATTORNEY**

6. **APPOINTMENT OF BOARD ENGINEER**

7. **APPOINTMENT OF BOARD PLANNER**

8. **BOARD NEWSPAPERS**

Asbury Park Press
The Press of Atlantic City
The Berkeley Times

9. **BOARD MEETING TIME AND DATES**

Motion to hold the meeting of the Berkeley Township Board of Adjustment on the 2nd Wednesday of each month with Special Meetings on 4th Wednesday. The hour for Regular Meetings will be 6:30 PM (6:00 PM for Executive Caucus, if required).

The 2nd Wednesday of the month, Special Meeting reserved for 4th Wednesday of the month.

<i>Regular</i>	<i>Special</i>
January 14 – Re-Org.	28
February 11	25
March 11	25
April 8	22
May 13	27
June 10	24

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July 8	22
August 12	26
September 9	23
October 14	28
November 12 (Thursday: due to holiday conflict)	25
December 9	23
January 13, 2027 Re-Organization Meeting	

G. AGENDA:

1. Dennis A. Figueroa – BOA#25-6123
Location: 248 Teakwood Drive Block 1561 Lot 24
Type of Application: Rear Yard Deck on an Existing Single-Family Dwelling with “c” Variance Relief
2. Jersey Central Power & Light Company – BOA#25-6126
Location: Motts Corner Substation – 14 Korman Road Block 856 Lots 9 & 10
Type of Application: Minor Site Plan/Conditional Use & “C” Variance Approval to Upgrade an Existing Substation
3. Jeffrey Jerman – BOA#25-6093
Location: Clinton Avenue Block 376 Lots 1, 2 & 4
Type of Application: Construction of a Single-Family Dwelling with “c” Variance Relief along an Unimproved Road
The applicant has requested to be carried to the February 11th meeting, due to a scheduling conflict.
4. Rudolph F. Rinderer – BOA#25-6129
Location: 18 John F. Kennedy Blvd Block 882 Lot 1.02
Type of Application: Use Variance and Minor Subdivision Plan
5. Stan Dynak – BOA#25-6115 ****carried 11/12/2025**
Location: 72 Carlyle Drive Block 1223.01 Lot 31
Type of Application: Construction of a Raised Deck with “c” Variance Relief
6. Linda Merxhushi – BOA#22-5971
Location: 208 Butler Boulevard Block 1547 Lot 82
Type of Application: Administrative Approval

H. RESOLUTIONS:

1. ASH RE004, LLC – BOA#25-6116
Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri and Mr. Sullivan
2. Edward & Lori Tomkins – BOA#25-6120
Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri and Mr. Sullivan
3. MSG Masonry, LLC – BOA#25-6106
Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri and Mr. Sullivan
4. Gerald & Annmarie Coppola – BOA#25-6122
Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri and Mr. Sullivan
5. 2310 Highway 9 LLC – BOA#25-6121
Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri and Mr. Sullivan

I. VOUCHERS:

Remington & Vernick
Law Offices of John J. Novak
Linda Sullivan Hill

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J. APPROVAL OF MEETING MINUTES: December 10, 2025

Eligible for Voting: Mr. McGrath, Chairman Elliott, Mr. Ferrara, Mr. Gudaitis
Alternates: Mr. Raneri, and Mr. Sullivan

K. ADJOURNMENT

Next Meeting Scheduled for February 11, 2026