

**Exhibits in Support of Application
For
Rezoning of 5 Seney Drive
From
D-CL Zone
To
R-5 Zone**

Submitted by:

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June 2022

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June 9, 2022 – via email (asuriano@bernardsvilleboro.org) and hand delivery w/ encl.

Mayor and Borough Council
Borough of Bernardsville
c/o Anthony Suriano, Borough Clerk
Mine Brook Road
Bernardsville, New Jersey 07924

Re: Request for Rezoning
PQ: 5 Seney Drive
Bernardsville, New Jersey

Dear Mayor Canose and Borough Council Members,

My wife and I are the sole members of Seney Properties, LLC, the owner of a building located at 5 Seney Drive, Bernardsville. Our family has also lived in Bernardsville for almost 34 years. We have owned the property as 5 Seney Drive and utilized it for my business office since 2004. We now wish to return that property to single-family residential use. However, with the newest rezoning of the Downtown Commercial District, such a residential single-family use is not permitted.

We specifically request that the Borough Council rezone the property from D-CL to R-5.

When we purchased the property in 2004, it had been used as a single family residence for over 70 years. Those years were not kind and the property was in deplorable condition and badly in need of repair by 2004. See the original Multiple Listing description from 2004. We specifically wanted to convert the building for my own office use so that I could be close to our home on Flintlock Court and be available to our children.

Following an approval from the Zoning Board (in 2004), we completely renovated, revitalized and slightly expanded the building and have utilized the property for my business office ever since.

The property was previously in the B-1 zone. With the recent Downtown rezoning, the property was placed into the D-CL District. Attached is a location map. You will note that the property is the last parcel on Seney Drive in the D-CL District and immediately borders the R-5 Zone (which continues all along Seney Drive). From a utilization standpoint, it is the only building on that side of Seney Drive that is not either single family residential use or two-family residential use.

As you can see from the attached photo, the building was renovated by us in 2004 to blend into the surrounding neighborhood. We wanted it to have a home-like look and feel. We took great pains to have it retain its “residential character”. It has a full kitchen, 1.5 baths and dining room area.

MAYOR AND BOROUGH COUNCIL

June 9, 2022

Page Two

Attached are the floor plans indicating its potential – and easy -- return to residential use as a 3-bedroom home. Accordingly, no physical changes to the property (other than the removal of the front business sign) would be required to return it to residential use.

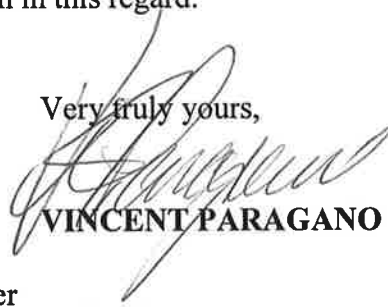
This property is walking distance to the Train station, the Parochial School, Community Pool, recreation areas and all 3 public schools. It is within easy walking distance to all of the amenities that Downtown Bernardsville has to offer.

The proposed “rezoning” of the Property to the neighboring R-5 Zone (and the building’s subsequent return to residential use) is completely consistent with the surrounding neighborhood of single and two-family homes and involves “moving” the zone line by a mere 50’. Importantly, it accomplishes the Borough’s stated goal of bringing more residential families closer to the downtown commercial businesses. That obviously benefits both the residents and the Borough’s business owners.

We would appreciate the opportunity to discuss this request further with the Council at its upcoming June 13 meeting. At that time, we can provide you with maps and other visual depictions of the area and the current zone line. We would be more than happy to address any issues or questions that you might raise at that time.

Thank you for your time and consideration in this regard.

Very truly yours,



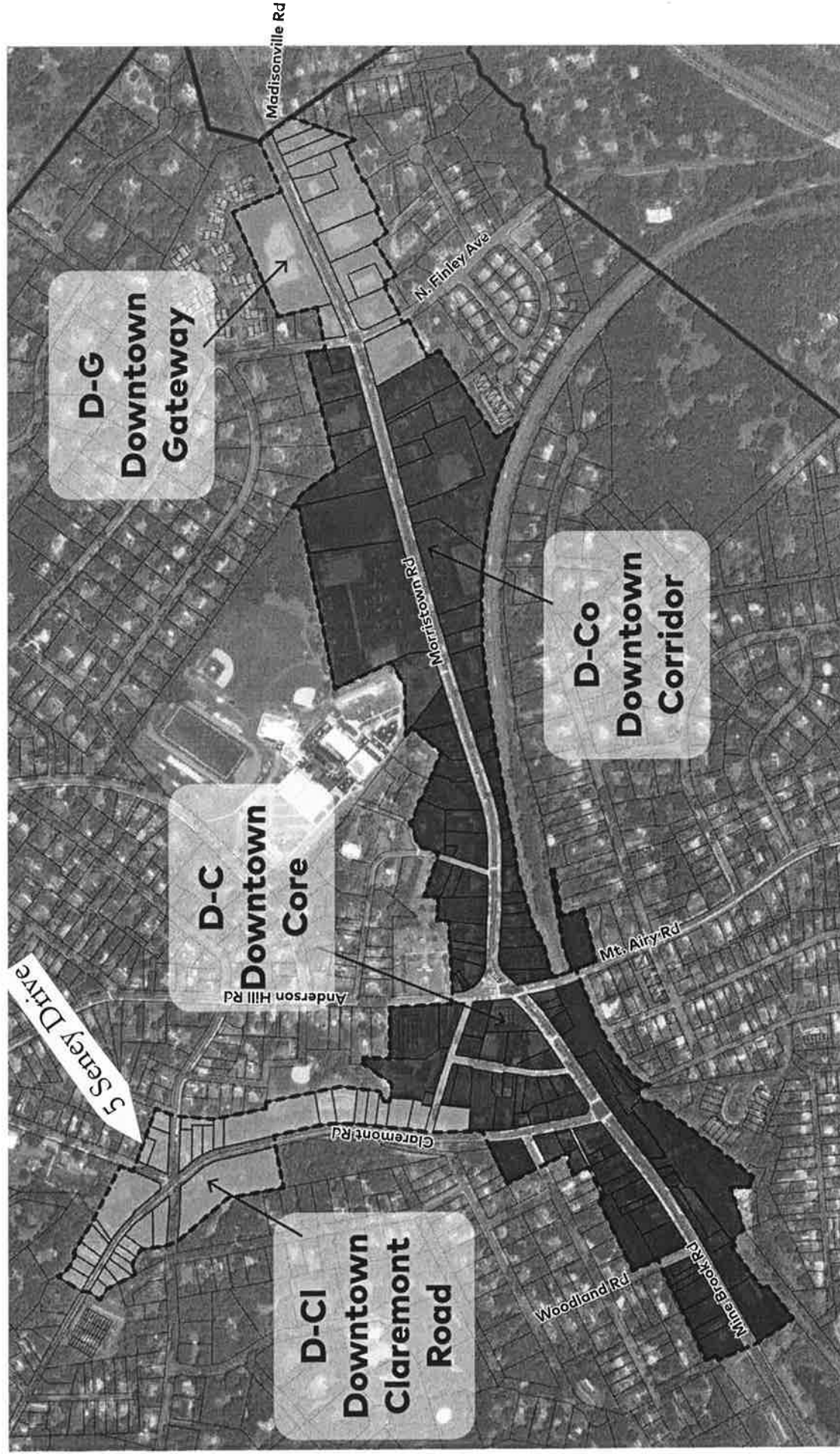
VINCENT PARAGANO



cc: Renee Apuzzo, Acting Zoning Officer
Daniel Lincoln, Architect



OVERVIEW OF THE DOWNTOWN DISTRICT

Downtown Sub-districts



 = SINGLE FAMILY
 = TWO FAMILY

5 SENEY

SENEY DR

R-5
ZONE

BODNER ST

MINER

PERSON HILL RD

D-CL



Agent Full Report

Page 1 of 1



Garden State M.L.S. Rental - SF/Condo/Coop

MLS #: 1565897 CO: Somerset

AD: 5 Seney Drive

SE:

ZN: res. /

MSJR: Middle

BLOG#:

UNIT#:

CL: No SDA: GSMLS.COM: Yes

TYPE: 2 Stories

YB: 9999 / Unknown

RMS: 8 BDRM: 3 FB: 1

STATUS: A Media: 1

TOWN: Bernardsville 8

ZIP: 07924 RP: \$ 2,600

GRS: Bedwell

HS: Bernards

LOCAT: Residential Area

#M: 1 OC:

BSQFT:

HB: 1TBTH: 1.1 SQFT:

GENERAL INFORMATION

PARKG: 1 / 1 Car Garage, Detached Garage

DRIVE: 1 Car Width, Additional Parking, Blacktop

LTDES: Level Lot, Open Lot

LTSZ: ACRE: 0.14

BSMT: Yes / Full

EXTFT: Open Porch(es), Patio, Thermal Windows/Doors, Wood Fence

DIR: Claremont Rd. to Seney Drive

REM: lovely 3 BR col/updated kitchen & bath; close to train, schools, shopping; private rear yard with patio

ADDITIONAL INFORMATION

LIV: 25x10 / 1

DIN: 15x9 / 1

KIT: 8x8 / 1

FAM: /

OTH: / /

1BD: 11x14 / 2

2BD: 11x11 / 2

3BD: 11x9 / 2

OTH: / /

FP: /

FLOOR: Tile, Wood

MISC:

INTER: Blinds, Drapes

ROMFT: 1/2 Bath, Eat-In Kitchen, Formal Dining Room, Full Bath, Jacuzzi-Type Tub, Pantry, Stall Shower and Tub

APPL: Dishwasher, Dryer, Kitchen Exhaust Fan, Microwave Oven, Range/Oven-Electric, Refrigerator, Self Cleaning Oven, Smoke Detector

AMENT:

PETS: No

LEVLB: Laundry Room, Walkout

LEVLG:

LEVL1: Dining Room, Foyer, Kitchen, Living Room, Pantry, Porch, Powder Room

LEVL2: 3 Bedrms, Bath-Main

LEVL3:

FURNISH:

UTILITIES INFORMATION

HEAT: 1 Unit, Radiant - Hot Water

FUEL: Oil

COOL: 2 Units, Ceiling Fan, Window A/C(s)

UTIL: Electric

WTRHT:

SEWER: Public Sewer

WATER: Public Water

SERVC: Cable TV Available, Garbage Extra Charge

LEASE INFORMATION

LSETYP: 1 Year

AVAIL: See Remarks LSEXD:

LSEREQ: 1 Month Advance, 1.5 Month Security, Credit - Rot, Employment Verification

TENUSE:

LSEINC: Sewer, Taxes

TENPAY: Cable T.V., Electric, Heat, Hot Water, Maintenance-Lawn, Oil, Snow Removal, Trash Removal

OWNPAY: No Utilities, Sewer

FEE: \$ /

FLDAREA: No

FLDINS:

FARMASM:

EASEMNT: Unknown /

POSSES: 30 Days

OFFICE INFORMATION

LO: 000601

OFFICE: WEICHERT REALTORS

OPH: 908-766-7447

LD: 10/1/2002

LA: 210019

AGENT 1: PEG CARTON

APH:

XD: 4/1/2003

L2:

AGENT 2:

FAX: 908-766-1543

WD:

SB: 0

BB: 6-25

TB: 6-25

BREL: Disclosed Dual Agent

SHOW: Call Owner

PHOTO: MLS Take Photo

SIGN: Yes

ADM: 9

INSTR:

LTY: Exclusive Right to Sell

T/L COM: Landlord Pays Commission

OW: Perl, Michael & Gillian

OWP: 908-696-1550

UNDER CONTRACT / RENTED INFORMATION

ORP: \$ 2,500

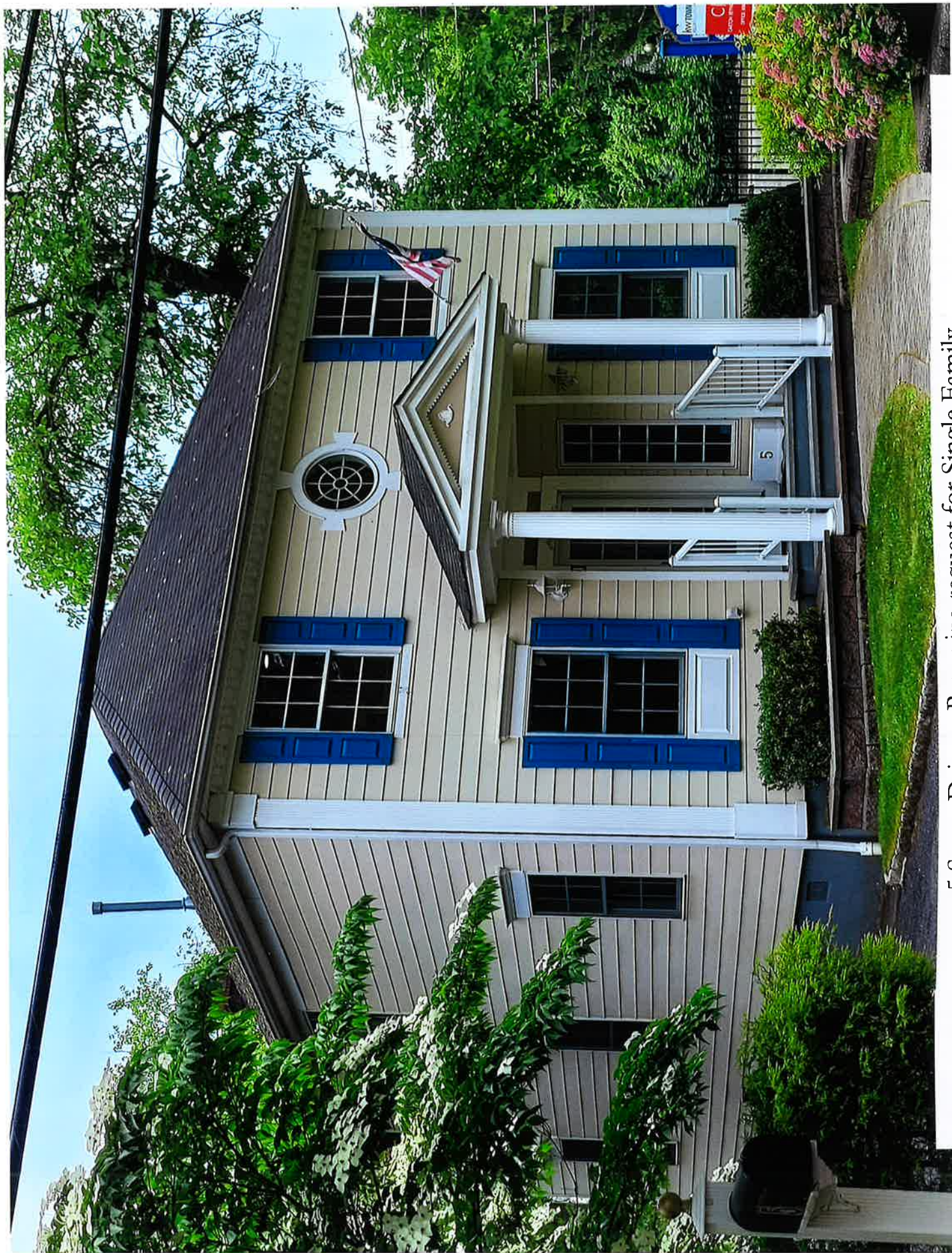
DOM: 9

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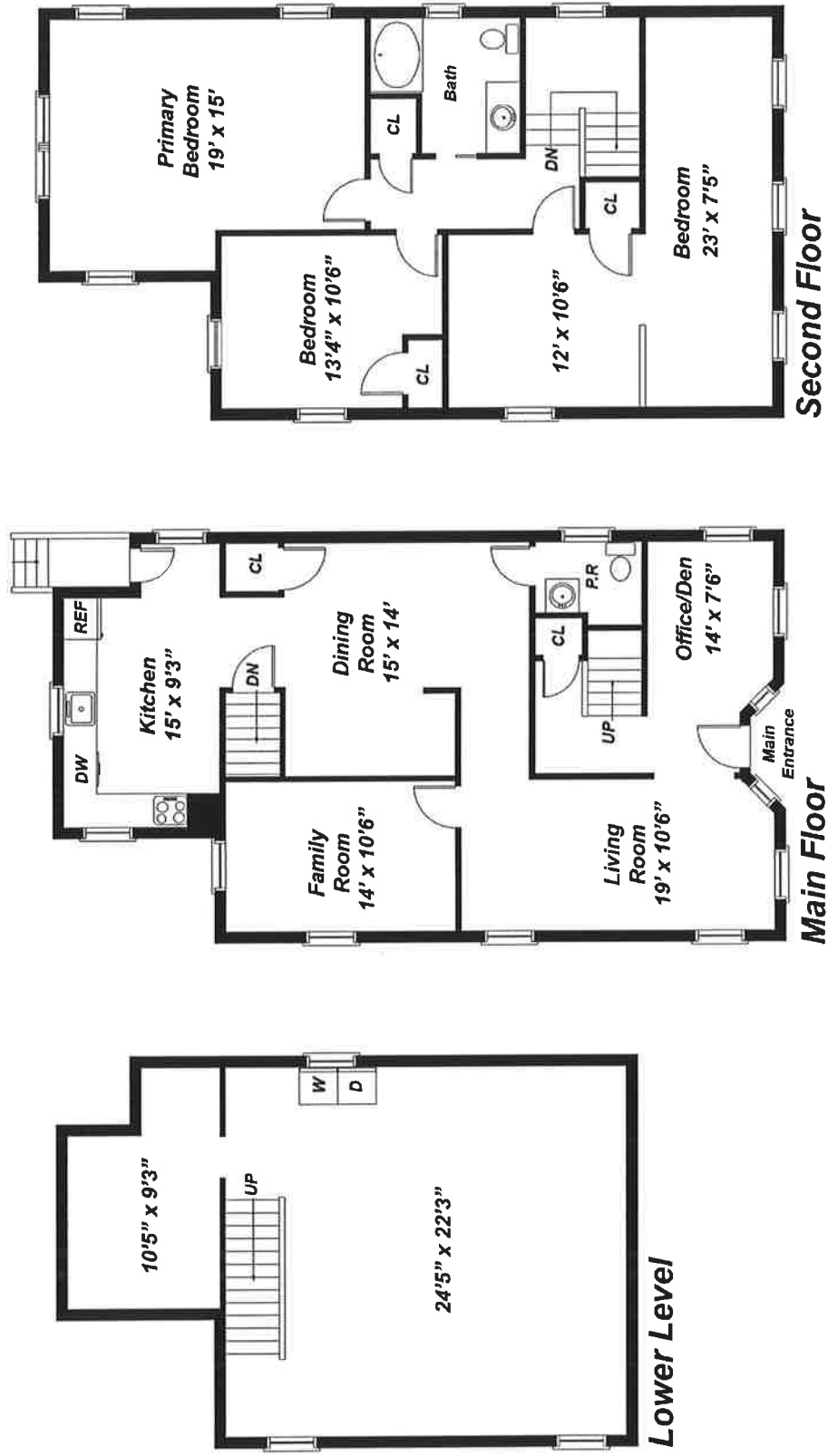
Information deemed RELIABLE but not GUARANTEED

PEG CARTON

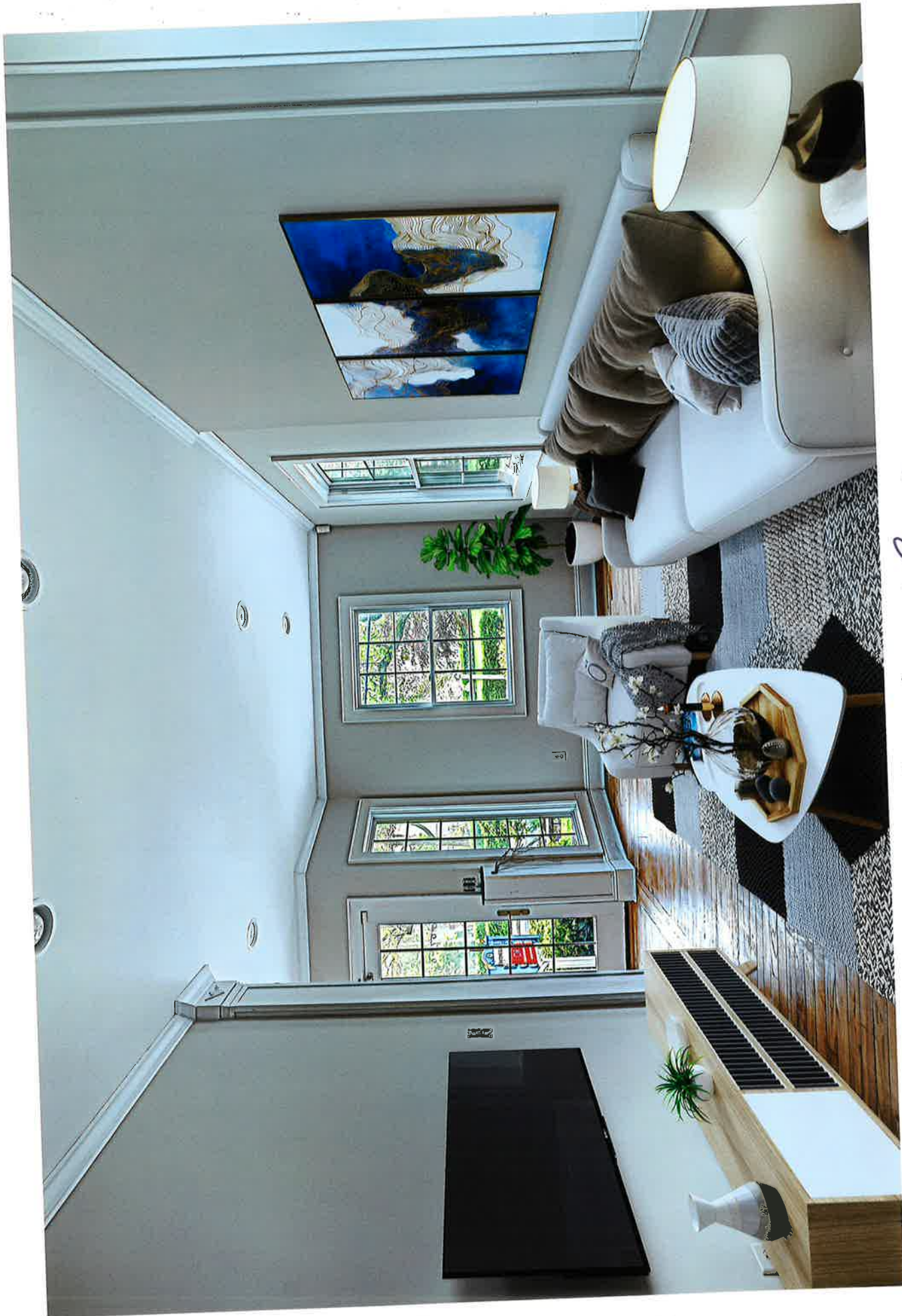
2004 MLS
5 SENEY DRIVE — DESCRIPTION



5 Seney Drive – Rezoning request for Single Family



THIS INFORMATION IS FOR ADVERTISEMENT PURPOSE ONLY.
THE INFORMATION IS CONSIDERED RELIABLE, BUT NOT GUARANTEED AS ACCURATE OR COMPLETE.



5 SENNEY — LIVING ROOM



5 SEVEN — DINING ROOM



5 SENEY — DEN



5 SENEY - MASTER BED ROOM



5 SENEY — HOBBY ROOM/HOME OFFICE



5 Seney Drive – Rezoning request for Single Family



7 Seney Drive – Single Family



11 Seney Drive –Single Family



13 Seney Drive – Two Family (2nd Unit in Rear)



19 Seney Drive –Two Family



21 Seney Drive – Single Family



25 Seney Drive –Single Family



29 Seney Drive – Single Family



31 Seney Drive –Single Family



33 Seney Drive – Single Family