

BOARD OF ADJUSTMENT  
BOROUGH OF BERNARDSVILLE  
**Meeting Minutes – November 20, 2023**  
**IN PERSON MEETING**

**STATEMENT OF ADEQUATE MEETING NOTICE** – by Chair Greenebaum at 7:30 pm.

**ROLL CALL**

Present – Members Greenebaum, McDowell, Sailliard, Slocum, Melillo

Absent – Members Dello Russo, Kramer, Loeffler, Sedlak and Traynor.

Acting Administrative Officer – Anthony Suriano, substituting for Denise Filardo

Board Professionals present: John Szabo, Board Planning Expert.

**APPROVAL OF MINUTES**

Review of Draft Minutes of 9/18/23 meeting.

Upon review, a motion to approve the minutes as presented was made by Mr. Slocum and seconded by Mr. Sailliard.

Voice vote:

All eligible members voted in the affirmative.

**COMMUNICATIONS**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS** Review 11/23/23 Bill List with Invoices:

Upon review, a motion to pay the listed invoices in the amount of **\$880.00** was made by Mr. McDowell and seconded by Mr. Slocum.

Roll call vote:

All members voted in the affirmative.

**PUBLIC HEARINGS**

**LIBERTY FARM DOGS, LLC**

21 Liberty Road

Block 113, Lot 13

Application No. 23-04

Applicant is seeking Use Variance relief to operate a dog walk and dog daycare business on the subject property. *Application was deemed complete on 9/21/23.*

This application was carried to 12/4/23 without need for further notice.

*Board Planning Expert, John Szabo will be on vacation the week of 12/4/23, Dave Novack will attend the meeting as a substitute.*

## **PENDING APPLICATIONS**

### **1) UPTON PYNES REAL ESTATE, LLC**

67 Ravine Lake Road,  
Block 10, Lot 23; Zone R-1-10  
Application No. 23-01

Applicant is seeking Preliminary & Final Major (7 lot) Subdivision w/ Use & Bulk Variances & Design Waivers; Originally filed with Planning Board 10/24/22; Determined to be jurisdiction of and to be heard by Board of Adjustment; *Awaiting applicant's request for hearing.*

### **2) 51 BERNARDS AVE. ASSOCIATES, NJP**

51 & 53 Bernards Avenue  
Block 112, Lots 6 & 7; Zone R-5  
Application No. 23-02

Applicant is seeking Minor (3 lot) Subdivision w/ Variances.  
Originally filed with Planning Board 11/1/22; Determined to be jurisdiction of and to be heard by Board of Adjustment. BOA application received 9/12/23. In response to letter dated 10/23/23 prepared by Board Engineer, Bob Brightly, the applicant is in the process of making plan revisions and will resubmit.

### **3) RACHEL HAGER**

17 Olcott Lane  
Block 36, Lot 3; Zone R-2  
Application No. 23-05

Applicant is seeking variance relief to construct a detached garage accessory to the existing non-conforming dwelling.  
Application received 9/22/23. Deemed incomplete 10/20/23.

### **4) GREGORY TUSAR**

40 Turnbull Lane  
Block 4, Lot 1; Zone R-1-10  
Application No. 23-06

Applicant is seeking variance relief to construct a new barn on existing foundation of the prior barn.  
Application received 9/22/23. In response to letter dated 10/30/23 prepared by Board Engineer, Bob Brightly, the applicant is in the process of making plan revisions and will resubmit.

### **5) PATRICK AND REBECCA GILLARD**

70 Post Kennel Road  
Block 28, Lot 2; Zone R-1  
Application No. 23-07

The applicant proposes construction of an in ground swimming pool which conforms with bulk standards, building and impervious coverages. Due to the increase in impervious coverage the land disturbance is considered a minor development under the Borough's Stormwater Ordinance. The applicant is seeking relief for the proposed disturbance of steep slopes at 40.77% where the ordinance permits a maximum of 20%.

## **EXECUTIVE SESSION**

None

**COMMENTS FROM** - Chair Greenebaum noted that it was discovered that there was a lack of Zoom security issue pertaining to the Zoom hacking. Chair Greenebaum offered that with the implementation of security measures, we will likely return to virtual meetings.

## **COMMENTS FROM STAFF –**

**ADJOURNMENT** Motion to adjourn: Mr. McDowell. Second: Mr. Sailliard.  
Chair Greenebaum adjourned the meeting at 7:55pm.

Respectfully submitted,

*Denise Filardo,*

Planning & Zoning Board

Administrative Officer

These Minutes adopted 2/5/24