

BOARD OF ADJUSTMENT
BOROUGH OF BERNARDSVILLE
Agenda – March 18, 2024
IN PERSON MEETING 7:30 PM

at Borough Hall - 166 Mine Brook Road, 2nd Floor, Bernardsville, NJ 07924

Members of the public wishing to offer comments or ask questions
are required to attend meetings IN-PERSON.

A. STATEMENT OF ADEQUATE MEETING NOTICE - Chair Greenebaum.

B. ROLL CALL

C. MEETING MINUTES

1) February 5, 2024

Eligible Members: *Greenebaum, Kramer, McDowell, Slocum, Melillo*

2) March 4, 2024

Eligible Members: *Dello Russo, Greenebaum, Kramer, McDowell, Slocum, Melillo*

D. COMMUNICATIONS

1) NJDOT Route 202 Traffic Notice dated 2024-03-11.

E. OLD BUSINESS

None.

F. PUBLIC HEARINGS

1) 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%.

Application is scheduled to be heard on March 18, 2024.

G. NEW BUSINESS

- 1) REVIEW AND APPROVAL OF BILLS** totaling \$2,826.25.

H. 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) 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. *Applicant submitted plan revisions and is scheduled for Public Hearing on April 1, 2024.*

3) 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. *Applicant submitted plan revisions and is scheduled for Public Hearing on April 1, 2024.*

I. EXECUTIVE SESSION - As Required.

J. COMENTS FROM MEMBERS

K. COMENTS FROM STAFF

L. ADJOURNMENT

Next scheduled meeting will be held IN-PERSON on Monday, April 1, 2024 at 7:30 pm
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924