

**BOARD OF ADJUSTMENT**  
**BOROUGH OF BERNARDSVILLE**  
**Revised Agenda – April 1, 2024**  
**IN PERSON MEETING 7:30 PM**

at Borough Hall - 166 Mine Brook Road, 2<sup>nd</sup> 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**

☐ Dello Russo ☐ Greenebaum ☐ Kramer ☐ Loeffler ☐ McDowell ☐ Melillo ☐ Sailliard  
☐ Sedlak ☐ Slocum ☐ Traynor

**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**

None.

**E. OLD BUSINESS – RESOLUTION NO. 23-02**

1) **51 BERNARDS AVENUE ASSOCIATES, LLC**

51 Bernards Avenue

Block 104, Lots 6 and 7

Application No. 23-02

Resolution No. 23-02

Grant of Use Variance, Dimensional Variances, Minor Subdivision and Pre-existing Non-conforming Use Approval.

**F. PUBLIC HEARINGS**

1) **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.*

## **G. NEW BUSINESS**

- 1) REVIEW AND APPROVAL OF BILLS totaling \$2,363.50.**

## **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 15, 2024.*

### **3) WENDY ARESTY & CHRISTOPHER DEVRIES**

41 Washington Corner Road  
Block 19, Lot 3  
Application No. 24-01

Applicant is seeking bulk variance relief to construct a gazebo.

Application received 3/5/24, currently under review for completeness.

## **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 15, 2024 at 7:30 pm  
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924