

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

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 - Chairman Greenebaum.

B. ROLL CALL

- Dello Russo Greenebaum Kramer Loeffler McDowell Melillo Sailliard
 Slocum Traynor

C. MEETING MINUTES

1) SEPTEMBER 16, 2024

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

D. COMMUNICATIONS

E. OLD BUSINESS – None.

F. PUBLIC HEARINGS

1) ESTATE OF BERTHA E. RUSCHMANN (Meadowbrook Farm)

260 Mine Brook Road

Block 96, Lot 2 and Block 100, Lot 1

Application No. 24-02

Applicant is seeking Major Subdivision Approval, Bulk Variances and D(2) Variance Relief.

This application commenced on September 16, 2024 and was continued to this evening.

G. NEW BUSINESS

1) REVIEW AND APPROVAL OF BILLS totaling **\$7,819.50**

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) JERIC AND MAGDALA GONZALES

41 Douglass Avenue
Block 28, Lot 52
Application No. 24-03

Applicant is seeking Variance relief to construct a new dwelling. Application received on June 14, 2024, deemed incomplete on July 1, 2024. Applicant resubmitted on July 17, 2024. Applicant will be withdrawing this application.

3) COREY STEINBERG

41 Essex Street
Block 73, Lot 6
Application No. 24-04

Applicant is seeking "D" Variance relief to construct an addition to the existing non-conforming dwelling. This application was scheduled to be heard on October 7, 2024, however the applicant's notice was defective. The applicant is going to re-notice.

This application is now scheduled to be heard on November 4, 2024.

4) MJ FETTEN AND LAURIE PELOSI-FETTEN

27 Lakeview Drive
Block 82, Lot 5
Application No. 24-05

Applicant is seeking Bulk Variance relief to construct an addition to the existing non-conforming dwelling. Application received July 10, 2024. Application deemed Incomplete on August 27, 2024.

5) V-FEE BERNARDSVILLE REALTY, LLC

4 Center Street
Block 108, Lot 1
Application No. 24-06

The applicant is seeking to maintain the prior car repair use which required a Use Variance approved by the Board in 1988. The applicant is proposing to install two (2) rooftop HVAC units that will be screened with Palmshield Atlas Mechanical metallic louvered screening.

This application is scheduled to be heard on November 4, 2024.

6) GATES AND MARY ELLEN HAWN

48 Post Kennel Road
Block 28, Lot 4

Application No. 24-07

Applicant is seeking Bulk Variance relief to construct a one and half story master bedroom addition to the existing dwelling. Application received on August 5, 2024.

7) JOHN GAUT AND ANGELINA BRUNO-METZGER

31 Prospect Street

Block 126, Lot 4

Application No. 24-08

Applicant is seeking Bulk Variance relief to construct a second floor addition to the existing dwelling. Application received September 25, 2024 and is currently under review.

I. EXECUTIVE SESSION - As Required.

J. COMMENTS FROM MEMBERS

K. COMMENTS FROM STAFF

L. ADJOURNMENT

Next scheduled meeting will be held IN-PERSON on Monday, October 21, 2024 at 7:30 pm
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924