

BOARD OF ADJUSTMENT
BOROUGH OF BERNARDSVILLE
Agenda – March 4, 2024
IN PERSON MEETING 7:30 PM

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

YouTube Live Stream for viewing access only (No public comment):

<https://www.youtube.com/@bernardsvilleboro/streams>

A. STATEMENT OF ADEQUATE MEETING NOTICE - Chair Greenebaum.

B. ROLL CALL

C. MEETING MINUTES

1) December 4, 2023

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

D. COMMUNICATIONS

None.

E. OLD BUSINESS

None.

F. PUBLIC HEARINGS

1) 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 scheduled to be heard on 11/20/23, was adjourned and carried to 12/4/23 without need for further notice. The applicant re-noticed and will continue the application on March 4, 2024.*

G. NEW BUSINESS

Review and Approval of Bill List: **\$4,454.00**

H. PENDING APPLICATIONS

1) UPTON PYNES REAL ESTATE, LLC

67 Ravine Lake Road,

Block 10, Lot 23; Zone R-1-10Application 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 tentatively scheduled for Public Hearing on March 18, 2024.*

3) 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 tentatively scheduled for Public Hearing on March 18, 2024.

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 submitted revised plans 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, March 18th at 7:30 pm
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924

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