

**BOARD OF ADJUSTMENT**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – March 7, 2022**  
VIRTUAL ONLINE PUBLIC MEETING – 7:30 PM  
ZOOM MEETING #560 191 9633    ZOOM CALL-IN #1-646-876-9923  
<https://zoom.us/j/5601919633>

For the duration of the Coronavirus Health Emergency, the Borough Hall meeting room is closed to the public and meetings are held with participants at remote locations, connected by conferencing software provided by [zoom.us](https://zoom.us). Members of the public are invited to attend and participate in live meetings either by using the Zoom client, which allows audio and video participation, or by phoning into a meeting for audio only participation.

**TO JOIN A LIVE MEETING:** Members of the public, council members, and other participants use the same procedure:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App Store and join **meeting number 560 191 9633**. **A password is not required to join the meeting.**
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/5601919633>
3. If you are joining by phone, the phone-in number from the New York metro area is 1-**646-876-9923**.

In the alternative, if you cannot join the live meeting remotely for any reason you may contact Frank Mottola the Planning and Zoning Boards Administrative Officer at 908-636-7635 or via email at [fmottola@bernardsvilleboro.org](mailto:fmottola@bernardsvilleboro.org).

Attendees are admitted to meetings via the Zoom waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. Members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually, or by sending a chat message to the host using the Zoom client controls. Phone-in attendees can also 'raise a hand' by using \*9 on their phone. Disruptive or inappropriate behavior by any meeting attendee may result in the audio and/or video muting of that attendee and/or their removal from the virtual online meeting room.

**TIPS: Controls appear at the bottom of the Zoom window. Open MEETING PARTICPANTS and CHAT. You can use these controls to attract attention, ask a question, or send a text message to other participants.**

**TO ACCESS APPLICATION DOCUMENTS:** Documents for all applications to be heard online remotely are accessible via the Borough website at [www.bernardsvilleboro.org](http://www.bernardsvilleboro.org), by clicking on the **BOARDS** tab and then selecting **Board of Adjustment**.

If you are unable to view these documents online, please contact Board Administrator Frank Mottola at 908-636-7635 or via email at [fmottola@bernardsvilleboro.org](mailto:fmottola@bernardsvilleboro.org) to make an appointment to view hard copies of the application documents.

Meeting recordings will be available the following day by contacting the Board Administrator.

**1. Adequate Meeting Notice Statement:** Chair Greenebaum.

**2. Oaths of Office – Reassigned & New Members:**

Edward McDowell to Full Member (unexpired Carton 1/1/21 – 12/31/24).

Thomas Slocum to Alternate #1 (unexpired McDowell 1/1/22 – 12/31/23).

Danielle Loeffler (new) Alternate #2 (unexpired Slocum 1/1/21 – 12/31/22).

Stephen Reynolds (new) Alternate #3 (1/1/22 – 12/31/23).

Kathi Sica (new) Alternate #4 (unexpired Slocum 1/1/21 – 12/31/22).

**3. Roll Call.**

4. **Minutes:** Review draft minutes of 2/22/22 meeting.  
*[Eligible to vote: Members Greenebaum, Kramer, Sailliard, Slocum and Traynor]*
5. **Communications:** 3/1/22 A. Suriano email re new BOA appointments by Council w/ updated official Borough BOA roster.
6. **Old Business:**
  - A. Memorialize Resolution #21-08 INCARNATO – Bulk Variances for In-ground Pool w/ Patio & Detached Shed at 7 Oak Place, B: 46, L: 17, Zone: R-2; Previously heard 12/6/21, 1/17/22 and 2/7/22; Approved 2/7/22.  
*[Eligible to vote: Members Greenebaum, Sailliard, Sedlak, Traynor and McDowell]*
  - B. Memorialize Resolution #21-11 VIGNEAULT – Bulk Variances for (existing) In-ground Pool at 31 Garibaldi Street, B: 113, L: 10, Zone: R-5; Previously heard 12/6/21, 1/17/22 and 2/7/22; Approved 2/7/22.  
*[Eligible to vote: Members Greenebaum, Sailliard, Sedlak, Traynor and McDowell]*
  - C. BOA 2021 Annual Report – Status update.
7. **New Business:**
  - A. Application #21-12 JEPSEN – Request for D68 Certificate of Nonconforming Use at 161-163 Mount Airy Road; B:119, L:7 & 8; Received 10/4/21; Deemed complete 12/20/21; Scheduled to be heard 2/22/22.
  - B. Review 3/7/22 Bills List with Vouchers (\$1,012.50).
8. **Pending Applications:**  
Application #21-13 SELLERS - Conditional Use Variance for Detached Caretakers Cottage at 140 Post Kennel Road, B: 27, L: 1, Zone: R-1; Received 12/3/21; Scheduled to be heard 4/18.
9. **Executive Session:** As required.
10. **Comments from Members.**
11. **Comments from Staff.**
12. **Adjournment:** *(Next scheduled meeting – Monday, March 21 – 7:30 pm)*