

BOARD OF ADJUSTMENT
BOROUGH OF BERNARDSVILLE
Minutes – January 15, 2018
REORGANIZATION MEETING

1. **Statement of Adequate Meeting Notice:** Read by Mr. Greenebaum.
2. **Flag Salute:** Pledge of Allegiance by attendees.
3. **Swearing In of Members:** Oaths of Office were administered by Board Attorney Rago to renewed member Paul Sedlak, renewed alternates Thomas Carton (#1) and Edward McDowell (#3) and new alternate Christopher Otteau (#4).
4. **Roll Call:**
Present – Members Greenebaum, English, Dello Russo, Sedlak, Carton, Traynor & McDowell.
Absent – Members Giglio, Sailliard and Kramer.
Board professionals present: Messrs. Rago, Brightly and Szabo.
5. **Election of Officers:**
A. Nomination of David Greenebaum for Chairman: Mr. McDowell.
Second: Mr. Carton.
Voice vote: All members voted to affirm Mr. Greenebaum as Chairman.
B. Nomination of Edward English for Vice Chairman: Mr. McDowell.
Second: Mr. Carton..
Voice vote: All members voted to affirm Mr. English as Vice Chairman.
6. **Resolutions:**
Chairman Greenebaum read each of the following resolutions onto the record prior to comments and/or votes for each:
#01-2018: 2018 Meeting Schedule
Upon discussion, the Board agreed to return to a regular meeting starting time of 7:30 pm as presented in the draft schedule.
Motion to adopt the schedule as presented: Mr. McDowell. Second: Mr. Sedlak.
Voice vote: All members voted in the affirmative.
#02-2018: Administrative Officer – Frank Mottola.
Motion to adopt: Mr. McDowell. Second: Mr. Sedlak.
Voice vote: All members voted in the affirmative.
#03-2018: Attorney – Louis P. Rago, Esq.
Motion to adopt: Mr. McDowell. Second: Mr. Dello Russo.
Voice vote: All members voted in the affirmative except Mr. Sedlak, who voted no.
#04-2018: Engineer – Ferriero Engineering, Inc. (Robert Brightly, P.E.)
Motion to adopt: Mr. McDowell. Second: Mr. Sedlak.
Voice vote: All members voted in the affirmative.

#05-2018: Planner – Burgis Associates, Inc. (John P. Szabo, P.P., AICP)
Motion to adopt: Mr. Sedlak. Second: Mr. McDowell.
Voice vote: All members voted in the affirmative.

#06-2018: Official Newspapers – Bernardsville News & Courier-News.
Motion to adopt: Mr. McDowell. Second: Mr. Dello Russo.
Voice vote: All members voted in the affirmative.

7. **Approval of Minutes:** The Board reviewed the draft minutes of 12/20/17.
Motion to approve the minutes as presented: Mr. Sedlak. Second: Mr. Dello Russo.
Voice vote: All eligible members voted in the affirmative.
8. **Communications:** The following documents were distributed to members:
 - A. BOA draft 2018 Roster.
 - B. NJ Planner – November/December 2017, Vol. 78, No. 6.
9. **Old Business:**
 - A. Review/Adopt Board of Adjustment 2017 Annual Report.
Upon discussion, the Board agreed to add a recommendation to section G that the Planning Board and Council consider adding architectural and streetscape design standards to the master plan and subsequently to the Borough land use ordinance. The Board agreed to adopt the annual report as modified without a formal vote. Final copies will be forwarded to the Council and Planning Board for the 1/22/18 joint meeting.
 - B. Memorialize Resolution #17-10 Fernandez-Perez; Use variance for convenience store 52 Bernards Avenue, B: 114, L: 8; Zone: R-5; Application approved 12/4/17.
Chairman Greenebaum read the resolution onto the record, noting the need for several grammatical revisions in the process. He also stressed the need for the approved drawings to reflect that only the convenience store tenant space of 1,350 S.F. is the recipient of a use variance. All other uses within the structure that may be nonconforming shall remain as such. Mr. Brightly expressed the need for a final, more detailed set of variance drawings that indicate same. Mr. Rago will amend condition #2 to require this.
Motion to adopt the resolution as amended: Mr. Dello Russo. Second: Mr. English.
Roll call vote:
All in favor: Members Greenebaum, English, Dello Russo and Carton.
Those opposed: None.
10. **New Business:** Review/approve Bills List with vouchers.
Motion to approve vouchers in the amount of \$7,355.75: Mr. Dello Russo.
Second: Mr. McDowell.
Roll call vote: All members voted in the affirmative, except Mr. Carton who abstained.
11. **Pending Applications:** None
12. **Comments from Members:**
 - A. Mr. Dello Russo acknowledged the varied makeup of Board members and opined that a number of the applications approved last year resulted in better developments for the town due to the Board's input. He, along with the Chairman, stressed the importance of visiting the subject properties prior to hearings and for members to assure there is always less than a quorum present during site visits.

B. As requested by Chairman Greenebaum, new Board/Borough Planner, John P. Szabo, P.P. introduced himself and his associate Allison Fahey to the Board. Both are part of the planning firm, Burgis Associates, Inc. Mr. Szabo expressed appreciation for his appointment and detailed for the Board his background and extensive experience in municipal planning. He explained what he sees as his role as Board planner in performing reviews of applications. He introduced Ms. Fahey, stating that she is also a resident of Bernardsville. Ms. Fahey also provided a synopsis of her educational and experiential background.

13. Comments from Staff: None.

14. Adjournment:

Motion to adjourn: Mr. McDowell.

Second: Mr. Carton.

Chairman Greenebaum adjourned the meeting at 8:48 pm.

Respectfully submitted,

Frank Mottola,
Planning & Zoning Boards
Administrative Officer

Keywords: Attorney-Engineer-Planner-roster-newspaper-Fernandez-Perez-resolution.