

**BOARD OF ADJUSTMENT**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – February 16, 2021**

**REORGANIZATIONAL and VIRTUAL ONLINE PUBLIC MEETING – 7:30 PM**

For the duration of the Coronavirus Health Emergency, Borough Hall 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 PARTICIPANTS** 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.boroughofbernardsville.org](http://www.boroughofbernardsville.org) by clicking on the **VIEW BOARD OF ADJUSTMENT & PLANNING BOARD APPLICATIONS** tab.

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 next day by contacting the Board Administrator.

1. **Adequate Notice/Emergency Protocols Meetings Statement:** Chair Greenebaum.
2. **Roll Call.**
3. **Meeting Minutes:** Review draft minutes of 1/18/21.  
*[Eligible to vote: Members Greenebaum, English, Carton, Kramer, McDowell, Sailliard, Sedlak, Slocum and Traynor]*
4. **Communications:**
  - A. 1/27/21 J. Szabo email re 2020 Annual Report recommendation on defining pools & patios in zoning ordinance.
  - B. 2/16/21 Final Draft 2020 Annual Report (re 5A).
  - C. 2/12/21 Draft Resolution #20-04 NJAW- Oak Booster Station. (re 5C).
5. **Old Business:**
  - A. Review/adopt final draft 2020 Board of Adjustment Annual Report.

**B.** Notice of 2/1/21 agenda correction re continued application #20-01 NJ AMERICAN WATER CO., INC. – Fenwick Tower; Application was adjourned & carried to 3/1/21 at 1/18/21 meeting.

**C.** Continued Application #20-04 NJ AMERICAN WATER CO., INC. – Oak Booster Station; Preliminary and Final Site Plan with d3 Conditional Use Variance; Oak Ridge Road; B:48, L:5, Zone:R-2; Previously heard 12/7/20, 1/18 & 2/1/21, Scheduled to be continued 2/16/21; Board to consider adoption & memorialization of draft resolution #20-04.

*[Eligible to vote: Greenebaum, English, Sailliard, Kramer, Carton, McDowell and Slocum.]*

**D.** Continued Application #20-07 BANK OF AMERICA (ATM) – Amended Site Plan w/ Dimensional Variances; 37 Morristown Rd.; B:125, L:8, Zone: C-1; Rec'd 8/12/20; Previously heard 11/2/20 and 12/7/20; Scheduled to be continued 2/16/21.

*[Eligible to vote: Greenebaum, English, Sailliard, Kramer, Sedlak, Carton, McDowell and Slocum.]*

## **6. New Business:**

**A.** Application #20-02 BV Two, LLC - Preliminary & Final Major Site Plan w/ Use and Bulk Variances for storage structures with outdoor storage; Old Quarry Road; B:100, L:2.41, Zone I; Received 3/25/20; Deemed incomplete 10/1/20; Revised application submitted 10/23/20; Waiver requests, completeness determination and hearing scheduled for 2/16/21.

**B.** Review 2/16/21 Bills List (\$2,925.00).

## **7. Pending Applications:**

**A.** Continued Application #19-09 OCHS – Bulk variances for residential addition and retaining wall; 180 Round Top Road, B: 81, L: 24, Zone: R-1A; Received 9/24/19; Decision required by 2/29/20. Previously heard 12/2/19 & 11/16/20; Hearing deadline extended to 5/31/21; Scheduled to be continued 5/17/21.

*[Eligible to vote: Greenebaum, Sailliard, Kramer, Traynor, McDowell and Slocum.]*

**B.** Continued Application #20-01 NJ AMERICAN WATER CO., INC. – Fenwick Tower; Preliminary and Final Major Site Plan with Conditional Use & Bulk Variances for replacement water tank at Mendham Road; B: 5, L: 5, Zone: R-1; Deemed complete & hearing commenced on 11/16/20; Decision required by 3/16/21; Scheduled to be continued 3/1/21.

*[Eligible to vote: Greenebaum, English, Sailliard, Kramer, Carton, McDowell and Slocum.]*

**C.** Application #20-08 MANNING – Bulk Variances for Relocation and Additions to Existing Single-family Residence, 13 Orchard Street; B: 131, L: 4, Zone: R-4; Received 10/8/20; Deemed complete 2/5/21; Decision required by 6/5/21; Scheduled to be heard 3/15/21.

**D.** Application #20-09 SOMERSET HILLS COUNTRY CLUB - Preliminary & Final Major Site Plan w/ Use Variance for Patio Addition; 180 Mine Mount Road; B:30, L:11, Zone: R-1; Received 12/21/20; Per 2/4/21 Planning Report: waiver requests, completeness determination and hearing scheduled for 3/15/21.

## **8. Executive Session: As required.**

## **9. Comments from Members.**

## **10. Comments from Staff.**

## **11. Adjournment: (Next scheduled [virtual online] meeting: Monday, 3/1/21 – 7:30 pm.)**