

**BOARD OF ADJUSTMENT
BOROUGH OF BERNARDSVILLE
Agenda – March 15, 2021**

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. 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.

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 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 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 2/16/21.
[Eligible to vote: Members Carton, English, Greenebaum, Kramer, McDowell, Sailliard, Sedlak, Slocum and Traynor]
4. **Communications:** None.
5. **Old Business:** None.
6. **New Business:**
 - A. 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; Waiver requests, completeness determination and hearing scheduled for 3/15/21.

B. 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.

C. Consideration of real estate consultant hire for NJAW tower application.

D. Review 3/15/21 Bills List w/ invoices (\$4,269.00).

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, also heard on 3/1/21; Decision required by 3/16/21; Scheduled to be continued 3/1/21.

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

C. Continued 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; Waivers granted, deemed complete and previously heard 2/16/21; Decision required by 6/16/21; Scheduled to be continued 4/19/21.

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 & 12/7/20 and 2/16/21; Decision deadline extended to 4/30/21; Scheduled to be continued 4/5/21.

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

E. Application #21-01 PARAGANO – Bulk Variances for Additions and Renovations to Existing Single-family Residence; 40 Flintlock Court; B: 80, L: 33.13, Zone: R-2; Received 2/23/21; Decision required by 6/23/21; Pending completeness review.

F. Application #21-02 ADAMS – Bulk Variance to Rebuild Detached Garage for Single-family Residence 77 Mullens Lane, B: 59, L: 7, Zone: R-4; Received 2/25/21; Decision required by 6/25/21; Pending completeness review.

8. Executive Session: As required

9. Comments from Members.

10. Comments from Staff.

11. Adjournment: (Next scheduled [virtual online] meeting: Monday, 4/5/21 – 7:30 pm.)