

**BOARD OF ADJUSTMENT  
BOROUGH OF BERNARDSVILLE  
Agenda – September 7, 2021**

**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, 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 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.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 following 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 8/2/21 meeting.  
*[Eligible to vote: Members Carton, English, Greenebaum, Kramer, Sailliard and Slocum].*
4. **Communications:**
  - A. The New Jersey Planner, July/August 2021, VOL. 82, No. 4.
  - B. 5/20, 8/24 and 9/2/21 L. Rago, Esq. emails to A. Ochs, Esq. re 9/7/21 continued hearing of application #19-09 Ochs (*re 5B*).

**5. Old Business:**

**A. Memorialize Resolution #21-04 PHILLIPS** – Bulk Variances for Addition and Alteration to Single Family Residence at 21 Chestnut Avenue, B: 34, L: 3.01, Zone: R-2; Received 4/8/21; Deemed incomplete 6/21/21; Deemed complete, heard and approved 8/16/21.

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

**B. 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; Decision deadline extended to 12/31/21; Scheduled to be continued 9/7/21.

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

**6. New Business:**

**A. Application #21-06 GREGORY** – Bulk Variances for New Detached Barn on Single Family Residential Lot at 130 Chapin Road, B: 3, L: 7, Zone: R-1; Received 4/29/21; Deemed incomplete 6/21/21; Waiver requests, completeness determination & hearing scheduled for 9/7/21.

**B. Review 9/7/21 Bills List w/ Invoices (\$1,525.50).**

**7. Pending Applications:**

**A. 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, 4/5, 5/17 & 8/2/21; Decision deadline extended to 9/30/21; Scheduled to be continued 9/20/21.**

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

**B. Application #21-07 SCOTT** – Bulk Variances for Driveway and Patio Expansions at 371 Claremont Road B: 6, L: 10, Zone: R-1-10; Received 5/10/21; Deemed incomplete 6/29/21; Waiver requests denied & deemed incomplete 8/16/21; New waiver requests, completeness determination & hearing scheduled for 10/4/21.

**C. 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 & 4/5/21; Decision deadline extended to and scheduled to be continued 10/18/21.**

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

**D. Application #21-08 INCARNATO** – Bulk Variances for In-ground Pool w/ Patio & Detached Shed at 7 Oak Place, B: 46, L: 17, Zone: R-2; Received 7/15/21; Pending completeness review.

**E. Application #21-09 LIOI** – Bulk Variances for New Single Family Residence w/ attached garage at 19 Bodnar Street, B: 42, L: 6, Zone: R-5; Received 7/16/21; Pending completeness review.

**F. Application #21-10 LEE** – Bulk Variances for New Single Family Residence w/ attached garage at 20 Pfizer Road, B: 17, L: 3, Zone: R-1; Received 7/20/21; Pending completeness review.

**G. Application #21-11 VIGNEAULT** – Bulk Variances for (existing) In-ground Pool at 31 Garibaldi Street, B: 113, L: 10, Zone: R-5; Received 8/25/21; Pending completeness review.

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

**9. Comments from Members.**

**10. Comments from Staff.**

**11. Adjournment:** *(Next scheduled virtual on-line meeting: Monday, 9/20/21 – 7:30 pm.)*