

BOARD OF ADJUSTMENT MINUTES

March 20, 2006

A complete record of this meeting is contained on the audio tape of the meeting which may be listened to at the Bernardsville Municipal Building. Information on how to obtain a transcript can be had by contacting the Administrative Officer of the Zoning Board of Adjustment.

1. Call to Order at 7:30 p.m.

2. Statement by Presiding Officer: Adequate Notice

Roll Call: Members present were Mr. Biba, Ms Buchanan, Mr. Fell, Mr. Foster, Mr. Greenebaum (arrived at 7:35 p.m.), Mr. Hagen, Mr. Negri, Mr. Salisbury and Mrs. Shea. Members absent were Mr. Berman and Mrs. Dee.

Also present were John t. Lynch, Esq., Board attorney and Robert Brightly, P.E., Ferriero Engineering, engineering consultant.

Communications - None

5. Minutes - None

Vouchers

Ferriero Engineering: Bedrock Realty, Appl. #04-18 (escrow) \$157.50;

Weichert, Appl. 04-20 (escrow) \$472.50; Morrison, Appl. #05-14 (escrow) \$105.00; Polsen, Appl. #05-19 (escrow) \$52.50; P. David Zimmerman, P.P.

Arendas, Appl. #05-18 (escrow) \$468.75 **TOTAL \$1,256.25**

Ms Buchanan moved the vouchers be submitted to the Council for payment from the escrow accounts and Mr. Hagen seconded. The roll call vote was:

Mr. Biba yes Mr. Hagen yes

Ms Buchanan yes Mr. Negri yes

Mr. Fell yes Mr. Salisbury yes

Mr. Foster yes Mrs. Shea

7. Resolutions

A. #05-18 Arendas, 240 Post Kunhardt Road; Block 15, lot 2, R-1 Zone - additions - Memorializing Resolution of Approval/Denial

Mr. Lynch read a draft resolution of approval for the front setback variance and a denial for the addition. Mrs. Shea moved approval of the resolution and Mr.

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Foster seconded. The roll call vote was:

Mr. Foster yes Mrs. Shea yes

Pending Applications/Reviews

#05-17 Hedden, 82 Rippling Brook Way; Block 30, lot 22.05, R-1A Zone - pool - carried from Nov. 15, '05 to Jan.24, '06, then to March 20, 2006

Withdrawn by applicant.

#05-20 C. Saliou & C. Beeton, 8 Highview Avenue; Block 52, lot 16, R-4 Zone - addition

David Ramsey, Esq., represented applicants

Claude Saliou, owner

Charlotte Beeton, owner

Daniel Lincoln, AIA, applicant's architect

Ellen Clarke, 39 Anderson Hill Road, neighbor

Wilfred Clarke, 39 Anderson Hill Road, neighbor

Norman Luik, 4 Highview Avenue, neighbor

Exhibits: A-1 through A-4 - pictures of the existing home and lot; A-5 through A-7 - pictures of neighboring homes

Mr. Ramsey described the property and the addition requested and variances required. The applicants explained why they want the addition. Board members and members of the public asked questions. Concern was expressed about the use of the third floor as a playroom and a space restriction was discussed. Mr. Negri moved approval of the application and Ms Buchanan seconded. The roll call vote was:

Mr. Biba yes Mr. Hagen no

Ms Buchanan yes Mr. Negri yes

Mr. Foster yes Mr. Salisbury yes

Mr. Greenebaum no

C. #05-23 Miana Properties, 13 Center Street; Block 109, lot 2, R-5 Zone - two-family house - ruling on continued use

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Mary Ann Serino, Esq., applicant's attorney

Nick Mancini, owner of Miana Properties

Theresa Petrovich, formerly of 11 Center Street

The taxes are not up-to-date. Ms Serino explained why this application is before the Board - a two-family use since the 1940s without any proof in the Municipal Building. Mr. Negri reviewed his memories of the house, stating it has always been a two-family house. Mr. Hagen moved approval of the application and Ms Buchanan seconded. The roll call vote was:

Mr. Biba yes Mr. Hagen yes

Ms Buchanan yes Mr. Negri yes

Mr. Foster yes Mr. Salisbury yes

Mr. Greenebaum yes

#05-25 Fehnel, 11 Old Army Road; Block 52, lot 10, R-5 Zone - porch, setbacks

Daniel Lincoln, AIA, applicant's architect

Peter Fehnel, owner

Yvette Fehnel, owner

Exhibits: A-1-mounted/colored Sheet S-0; A-2 - colored Sheet S-1; A-3 - colored Sheet A-0; A-4 - colored Sheet A-1; A-5 - colored Sheet A-2; A-6 - colored Sheet A-6; A-7 - colored Sheet A-4 ; A-8 - colored Sheet A-7; A-9 - colored Sheet A-9; A-10 - street scape showing how proposed house will fit; A-11 through A-17 - pictures of site; A-18 through A-22 - pictures of neighboring houses; A-23 - survey; A-24 - plan of Brady residence at 17 Old Army Road (similar lot width); A-25 - survey of site at Block 53, lots 1 and 1.01 (similar lot width); A-26 - survey

Mr. and Mrs. Fehnel described the application and the area and asked Mr. Lincoln to speak to the various aspects of the plans which he did using the various exhibits. Board members asked questions as the exhibits were described.

The application was held to April 17, 2006 meeting.

Old Business - None

New Business - None

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11. Comments from Members - None

Comments from Staff - None

Adjournment

Mr. Greenebaum moved the meeting be adjourned at 10:45 p.m. and Mr. Negri seconded. The motion was approved by voice vote and the meeting closed.

Respectfully submitted,

Joy W. Vavrek

Administrative Officer

keywords - arendas-hedden-saliou-beeton-miana-fehnel

3-20mins