

**BOARD OF ADJUSTMENT
BOROUGH OF BERNARDSVILLE
July 6, 2010 MINUTES
7:30 PM PUBLIC MEETING**

1. Adequate Meeting Notice: Read into the record by Acting Chairman Negri.

2. Roll Call: Members Present: Acting Chairman Negri, Members: Greenebaum, Dee, Omlor, English, Lincoln and Sailliard

Members Absent: Chairwoman Desjourdy, Vice Chairman Biba, Ms. Robertson and Mr. Sailliard

Professionals Present: Attorney John Lynch, Engineer Robert Brightly and Planner P. David Zimmerman.

3. Approval of Minutes:

June 7

Minutes were carried due to absences.

June 21- Not eligible to vote Mr Omlor and Ms Robertson

Motion: Mr. Greenebaum

Second: Ms. Lincoln

Voice Vote: All members present voted in the affirmative.

4. Communications: None

5. Resolutions: None

6. Pending Applications:

Application 10-04: Boulder Construction, 22 Burrows Avenue, Block 129 Lot: 21 – continued from June 7, 2010. [Deemed complete – May 6, 2010]

Mr. Loughlin continued his testimony with a recap of plan changes per the last meeting. Witness called is Architect, Marc Marion who addressed plan changes which included moving the house forward six feet to satisfy consistent set back, reduction of impervious surface and additional

tree replacement. In addition the retaining wall has been reduced and ground plantings will soften the appearance of the wall. Items noted in the June 30 letter from Ferriero Engineering are acceptable.

Ms. Lincoln suggested hardwood trees be planted rather than an ornamental tree to replace the oak tree being removed near the front door.

Next witness called and sworn is contractor Victor Huljack
Mr. Huljack testified that the home square footage is 3,055 including the garage. Mr. Negri expressed concern about a four bedroom home with only a one car garage, that vehicle crowding will become an issue. Mr. Huljack stated that his decision for four bedrooms is to be consistent with the neighbor and market. The driveway will be wide and can accommodate three vehicles.

Mr. Negri expressed concern that the 10x10 room on the plan could become another bedroom. Mr. H stated this room is available per market conditions to be considered as a home office.

The time is 8:15PM. There were no other Board questions/comments and no comments from the public.

Mr. Lynch presented Resolution summary.

Motion to approve application, per conditions expressed in Resolution:

Mr. Greenebaum

Second: Mr. Omlor

Roll Call: Eligible Votes:

Aye: Negri, Omlor and English

Nay: Lincoln

The time is 8:20 PM

7. New Applications:

Application 10-7: Nixon Residence, 161 Campbell Road, Block 9, Lot 8
[Deemed complete – May 6, 2010 Transcripts will be available in the office of the Administrative Officer]

Hearing will continue August 16 without further notice.

8. Old Business: None

9. New Business: None

10. Bill List: None

11. Comments from Members: None

12. Comments from Staff: None

13. Adjournment:

Time is: 10: 50

Motion: Mr. Greenebaum

Second: Ms. Dee

Voice Vote: All members present voted in the affirmative

Respectfully submitted,

Teresa Lyons

Minutes Approved: October 4, 2010

Keywords: Minutes-Board-of-Adjustment-Boulder-Construction-22-Burrows-Avenue-Block-129-Lot-21-Nixon-Residence-161-Campbell-Road-Block-9-Lot-8

Agenda Attachments:
June 21, 2010 Minutes

Application 10-04: Boulder Construction

- Date Received June 22, 2010 – Plans and Elevations
- Date Received June 22, 2010 – Grading Plan
- June 23, 2010 Revised Zoning Report from Michael Mondok
- June 30, 2010 report from P. David Zimmerman, PP
- [Look for email report from Robert Brightly, PE]

Application 10-07: Nixon Residence

- April 16, 2010 letter from Vince Bisogno, Esq. re: app. and attachments
- Application date received April 16, 2010
- Variance Map, Site Plan and Septic Design Plans, dated April 16, 2010
- Elevation and Floor plans date received April 16, 2010
- April 16 letter from Vincent Bisogno, Esq. to Shade Tree Committee
- April 19 letter form Quincy Homes, LLC re: breakdown of square footage
- April 22 letter from Somerset County Planning Board
- April 23 Zoning Officer Report from Michael Mondok
- April 26 supplement to Zoning Report from Michael Mondok
- May 6 letter from P. David Zimmerman deeming application complete
- May 19 Shade Tree Committee Report
- June 28 letter from P. David Zimmerman
- June 28 Environmental Comm. Rpt w/ maps
- June 29 letter from Robert Brightly
- [Look for email from Bd of Health]