

BOARD OF ADJUSTMENT MINUTES

July 12, 2005

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
2. Statement by Presiding Officer: Adequate Notice
3. Roll Call

Members Present: Mr. Berman, Mr. Biba, Ms Buchanan, Mr. Foster, Mr. Greenebaum, Mr. Negri, Mr. Palomaki and Mr. Salisbury. Mr. Hagen was absent.

Also present were John T. Lynch, Esq., Board attorney, and P. David Zimmerman, P.P., planning consultant.

1. Communications - None

5. New Items - None

6. Minutes

Ms Buchanan moved approval of the draft minutes of June 27, 2005 and Mr. Negri seconded. The motion was approved by voice vote.

6. Vouchers - None

8. Resolutions - None

9. Applications

- A. #05-05 Matthew & Mary Ann Connolly, 7 Liberty Road; Block 111, lot 2, R-4 Zone - addition & alternations

Gary Haydu, Esq. represented the applicants

Douglass Asral, AIA, witness

Matthew Connolly, owner, witness

Exhibits: A-1 - flyer showing present house; A-2 - picture of present house; A-3 -

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picture of neighboring house as example of plans.

Mr. Asral described the proposed addition to the building, using the plans submitted with the application. Board members asked questions to clarify what is proposed. Mr. Connolly also answered questions on the addition and why they wished to make the changes to the house. There was a discussion about possibly requiring landscaping.

After a discussion about two approaches to a approving resolution,. Mr. Negri moved approval of the application (without a landscaping requirement) and Mr. Biba seconded. The roll call vote was:

Mr. Berman	yes	Mr. Negri	yes
Mr. Biba	yes	Mr. Palomaki	yes
Ms Buchanan	yes	Mr. Salisbury	no
Mr. Foster	yes		

- B. #05-08 Danuta Denuree, 99 Mine Mount Road; Block 36, lot 26, R-2 Zone - addition of a level

Danuta Denuree, the owner, represented herself

Exhibits: A-1, A-2 and A-3 - pictures of the present house

Mrs. Denuree described what she would like to do with her house. She used the exhibits to explain what is needed. Board members discussed several aspects of the plans.

Mr. Negri moved approval of the application and Mr. Greenebaum seconded. The roll call vote was:

Mr. Berman	yes	Mr. Greenebaum	yes
Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mr. Salisbury	no
Mr. Foster	yes		

Mary Chenoweth, 110 Washington Corner Road; Block 7, lot 9, R-1-10 Zone; allow a pre-existing cottage to be used as residence

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Notice was not sent to neighbors or put in the newspaper. The applicant will be told she will be on the August 9, 2005 agenda.

10. Old Business

Mr. Lynch updated the Board on the litigation with Elmo Corporation, et al.

10. New Business

The Board held a discussion of several aspects of declaring applications complete. Mr. Biba moved that Mr. Zimmerman review any questionable applications for completeness and Mr. Salisbury seconded. The roll call vote was:

Mr. Berman	yes	Mr. Greenebaum	yes
Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mr. Palomaki	yes
Mr. Foster	yes	Mr. Salisbury	yes

12. Comments from Members

13. Comments from Staff

14. Adjournment

Mr. Palomaki moved the meeting be adjourned at 10:15 p.m. and Mr. Negri seconded.

Respectfully submitted,

Joy W. Vavrek
Administrative Officer

7-12mins.05

keywords - connolly-denuree-chenoweth-elmo-litigation-completeness