

# BOARD OF ADJUSTMENT MINUTES

October 25, 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

Present were Mr. Biba, Ms Buchanan, Mrs. Dee, Mr. Foster, Mr. Greenebaum, Mr. Negri, Mr. Palomaki, Mr. Salisbury and Mrs. Shea. Mr. Berman and Mr. Hagen were absent.

Also present were Scott Parente, Esq. sitting for John T. Lynch, Esq., Board attorney; Robert Brightly, P.E., Ferriero Engineering, engineering consultant; and P. David Zimmerman, P.P., planning consultant.

4. Communications - None

5. Minutes

Mr. Biba moved approval of the draft minutes of August 16, 2005 and Mr. Negri seconded. The motion was approved by voice vote. Mr. Negri moved approval of the draft minutes of September 13, 2005 and Mrs. Shea seconded. The motion was approved by voice vote.

6. Vouchers

Mr. Biba moved the following vouchers be sent to the Council for payment from escrow funds: Environmental Technology, Inc.: Morrison, Appl. #05-14, \$500.00 (escrow); Ferriero Engineering: Kleinstein, Appl. #05-02, \$ 52.50 (escrow); Hollo, Appl. #05-09, \$105.00 (escrow); Ferrante, Appl. #05-12, \$210.00 (escrow); and Morrison, Appl. #05-14, \$210.00 for a sub-total of \$577.50 and a total of \$1,077.50. Mr. Greenebaum seconded. The roll call vote was:

Mr. Biba	yes	Mr. Negri	yes
Ms Buchanan	yes	Mr. Palomaki	yes
Mrs. Dee	yes	Mr. Salisbury	yes
Mr. Foster	yes	Mrs. Shea	yes
Mr. Greenebaum	yes		

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Resolutions - None

8. Applications

#05-16 Gillis/Keller, 31 Club Lane; Block 23, lot 14, R-2 Zone - additions to house - porch

Joseph Gillis and Denise Keller, the owners, were sworn by the court stenographer. They submitted a page with two pictures, marked Exhibit A-1. Ms Keller explained reasons for the new porch at the entrance of the house (needing a variance). She then described what they are proposing

to do by adding a study at the side of the house (for which they need a variance). She described the other extensions they are placing on the house (for which they need no variances). Board members asked questions pertaining to reasons for the placement of the extensions.

Reports have been received from the Environmental Commission, the Shade Tree Committee and the Health Department. None from the Fire Prevention Bureau.

Susan D. Shea, 60 Crest Drive, a neighbor, said she objected to the placement of the study, feeling it made the house appear too large from the street. She asked why not put the addition to the rear of the house as they are already working there. Ms Keller explained they would lose light in the family room.

Board members discussed various aspects of the application. There was concern about the appearance of the house with both the new garage, albeit detached, close to the house and the proposed study attached to the house.

At the suggestion of Board members, the applicants agreed to return to the Board on November 7, 2005 with more information on the negative and positive criteria for the requested variances.

9. Old Business

9. New Business

Mr. Biba and Ms Buchanan will be preparing the annual report due the end of

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the year for presentation to the Council and the Planning Board.

9. Comments from Members

10. Comments from Staff

11. Adjournment

Mr. Greenebaum moved the meeting be adjourned at 8:31 p.m. and Mrs. Shea seconded.

Respectfully submitted,

Joy W. Vavrek  
Administrative Officer