

November 15, 2010  
Bd of Adjustment

**BOARD OF ADJUSTMENT  
BOROUGH OF BERNARDSVILLE  
November 15, 2010 Minutes  
7:30 PM PUBLIC MEETING**

1. Adequate Meeting Notice: Read into record my Vice Chairman Biba
2. Roll Call: Members present: Vice Chairman Biba, Members:  
Greenebaum, Dee, Negri, English, Lincoln and Sailliard.

Members absent: Chairwoman Desjourdy, Members Peterson, Omlor  
and Robertson.

Professionals Present: Attorney John T, Lynch, Engineer Robert  
Brightly and Planners P. David Zimmerman [for Graure application] and  
Robert Michaels [for Verizon application]

3. Approval of Minutes: November 1, 2010  
Motion to approve: Mr. Greenebaum  
Second: Ms. Lincoln  
Voice Vote: All eligible members voted in the affirmative.

4. Communications: None

5. Resolutions: None

Pending Applications:

Application 10-07:

Roman Graure, 607 Mine Brook Road. B: 89 L: 9

Continued from October 4. Extension granted to November 30

Time is 7:36 PM. Time granted for this hearing is one hour.

Mr. Fred Zelle, Counsel and applicant Mr. Graure were present. Mr.  
Zelle began with a brief recap from the last hearing and a preview of the  
new plan to not build a new primary residence, rather renovate the large  
barn into the primary residence. This change reduces the impact to  
impervious surface and calls for a C1 variance for bulk issues.

November 15, 2010  
Bd of Adjustment

Called as a witness to continue testimony from the last hearing is Mr. Madsen, PE Apgar Engineering, Far Hills, New Jersey. Mr. Madsen presented Exhibit A10 a new color site rendering showing the additions to the barn and other site modifications.

Regarding impervious surface the Fire Department has accepted the use of plastic grass pavers in the service area for emergency vehicles. These pavers are plastic tubes that stabilize the area, yet permit grass growth through the tubes. This area was not calculated for impervious surface, but the area was factored in the calculations for the dry wells.

Next Exhibit is A11 – November 15, 2010 letter from John Peel, PP from PK Environmental regarding wetlands and riparian zone analysis and site plan review.

Discussion addressed that proposed construction within the disturbed riparian zone would be authorized as a “permit-by-rule” within the state regulations.

Ms. Lincoln questioned about the disturbance of the vegetation within the zone. Mr. Madsen answered the disturbance would be to grass and will be replaced.

The curved lengths of the driveways could be widened with by inserting a 2’ wide grass strip in the middle of the driveway to accommodate the necessary with for emergency vehicles. There was then discussion if regardless of the grass strip, should the full width be calculated toward impervious surface. Mr. Madsen suggested if counted, to mediate the increase they could install additional dry wells.

Mr. Zelle asked Mr. Madsen if he reviewed the November 9, 2010 reports prepared by Zoning Official Michael Mondok and Planner P. David Zimmerman.

November 15, 2010  
Bd of Adjustment

Matter will carry without further notice to December 20. Extension has been granted to December 31

Application 10-1: NYSMSA d/b/a Verizon Wireless -171 Washington Corner Road, B: 20 L: 9 Continued from November 1. Extension granted to December 31, 2010

[Transcripts will be on file with the application in the Office of the Administrative Officer]

6. New Applications: None

7. Old Business: None

8. New Business:

➤ 2011 Reorganization Meeting Agenda

Mr. Biba announced that he will retire from his term the end of year. Board agreed to take time to discuss 2011 Reorganization at the December 6 meeting.

➤ Amend December 2010 Meeting Schedule – During earlier discussion Board agreed to meet December 20.

9. Bills List - None

10. Comments from Members: Mr. Biba suggested that for the next meeting a Resolution be prepared to Honor Ms. Desjourdy's service to the Board.

11. Comments from Staff:

12. Adjournment:

Time is 10:55 PM

Motion to adjourn: Mr. Biba

Second: Ms. Lincoln

Voice Vote: All members present voted in the affirmative.

Respectfully submitted,

Minutes approved:  
December 6, 2010

Teresa Lyons, Administrative Officer

November 15, 2010  
Bd of Adjustment

keywords: minutes-board-of-adjustment-roman-graure-607-mine-brook-  
road-verizon-wireless-171-washington-corner-road

\* \* \* \*

November 15, 2010 Agenda Items  
November 1 Minutes

Application 10-6: Roman Graure

November 3, 2010 letter from Apgar Associates: Revised Site Plans  
Preliminary and Final Site Plan – Dated, November 1, 2010

Architectural Plans – Renovation of Barn, Dated October 26, 2010

November 9, 2010 letter from P. David Zimmerman

\*\*\*\*Check your email for other Professionals Reports\*\*\*\*

Application 10-1: Verizon Wireless

No inserts

Bills List

Available at the meeting

2011 Reorganization Meeting - Draft