

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA

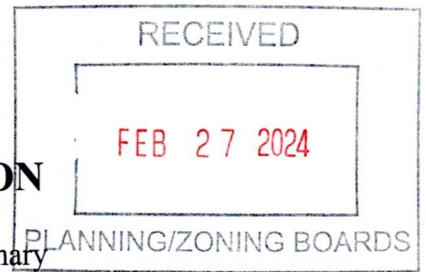
Warren Craft Meeting Room
May 7, 2024
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. The meeting will be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage. Questions/comments from the public will be accepted in person and **only** during the public questions/comment periods of the meeting.

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **OPEN PUBLIC MEETING STATEMENT**
4. **ROLL CALL**
5. **PUBLIC HEARING**
 - A. [Kearns, William J. & Virginia/Vaccaro, Michael & Mary-Frances](#); Block 1602 Lot 2.01; 174 South Finley Avenue; Conditional Use Approval; PB24-002
6. **COMMENTS FROM MEMBERS** (5-minute limit per member)
7. **COMMENTS FROM STAFF**
8. **ADJOURN**

05/01/2024 dspd

**TOWNSHIP OF BERNARDS
2024 PLANNING BOARD APPLICATION**



☐ Minor Subdivision
☐ Major Subdivision - Preliminary
☐ Major Subdivision - Final
☒ Conditional Use

☐ Site Plan - Preliminary
☐ Site Plan - Final
☐ Informal Review
☐ Other (specify): _____

1. APPLICANT: William Kearns, Virginia Kearns, Michael Vaccaro and Mary-Frances Vaccaro

Address: 174 South Finley Ave., Basking Ridge, NJ 07920

Phone: (home) 908-268-2884 (work) 908-268-2885 (mobile) _____

Email (will be used for official notifications): mcv@kdvlawyers.com

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: Pro se

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: William Hollows Profession: Engineer

Address: 192 Central Ave., Stirling, NJ 07980

Phone: 908-580-1255 Email (will be used for official notifications): murphyhollows@gmail.com

5. PROPERTY INFORMATION: Block(s): 1602 Lot(s): 2.01 Zone: R6

Street Address: 174 South Finley Avenue Total Area (square feet/acres): 81,891 sq.ft/1.88 acres

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain or attach Board resolution) See attached Resolution May 1, 2015 under application BP14-005 this Board approved a lot line adjustment whereby a portion of then Lot 2 was added to then Lot 15 (Bethel Ridge)

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain) part of the pre-existing dwelling was constructed in 1860 and violates front yard setback requirement (27.7 feet where 50 feet is required) but prevailing setback is 20 feet. Variance granted for this condition in subdivision mentioned in #6 above and by earlier variance granted to allow construction within the setback for several square inches.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☒ No ☐ Yes (if yes, explain and attach copy) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

Existing property hosts one single family dwelling, one barn and one above ground pool. Applicants propose to allow the northern portion of dwelling house to be allowed to have a kitchen which would be second kitchen so that the applicants, Kearns, who are the parents of Mary-Frances Vaccaro, may continue to live in part of the premises being less than 25% of the entire structure with their daughter, son-in-law and grandchildren. Conditional use to grant the elderly applicants to live in immediate proximity to their children and grandchildren.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): _____

Front yard setback for existing structure previously granted.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

Kearns, parents of Mary-Frances Vaccaro, have lived on the main street of Basking Ridge in excess of 84 years and 50 years, respectively, and a granted conditional use would allow them to continue to reside in their long established home with their daughter and grandchildren.

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:

I/we, William J. Kearns, Virginia C. Kearns and Michael C. Vaccaro, Mary-Frances Vaccaro hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): William J. Kearns and Mary Frances Vaccaro

Sworn and subscribed before me, this 2nd day of February, 2021.

Notary

Susan L. Wickman
SUSAN L. WICKMAN
A Notary Public of the State of New Jersey
My Commission Expires August 27, 2027

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 20__.

Notary