

TOWNSHIP OF BERNARDS **ZONING BOARD OF ADJUSTMENT**

REGULAR MEETING AGENDA

Warren Craft Meeting Room

April 6, 2022

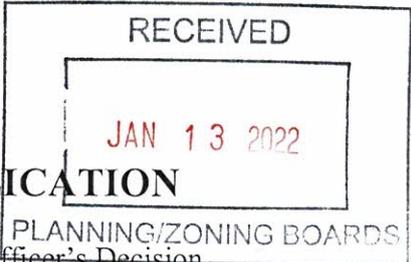
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. In addition, the public will be able to view the meeting live on Optimum/Cablevision TV – Channel 15 and Verizon FIOS TV – Channel 35. 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 Zoning Board of Adjustment web page. Please note that all questions/comments must be made in person.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. March 9, 2022 – Regular Session
 - B. March 17, 2022 – Special Session
- 6. APPROVAL OF RESOLUTIONS**
 - A. Nash, David & Michelle; Block 7901, Lot 8; 61 Archgate Road; ZB21-037 (approved)
 - B. Bhatia, K./Shah-Bhatia, N.; Block 11201, Lot 23; 11 Parkwood Lane; ZB21-038 (approved)
 - C. Yochum, Geoffrey G. & Michelle A.; Block 6701, Lot 17; 58 Penwood Road; ZB22-001 (approved)
 - D. Maloney, Karl & Sharon; Block 9501, Lot 29; 109 Woodman Lane; ZB22-003 (approved)
- 7. HEARING - Modification of Condition**
 - A. LCB Senior Living Holdings II, LLC; Block 2301, Lot 31; 219 Mt. Airy Road; Modification of Condition – Extension of Time to Obtain Permanent Certificate of Occupancy; ZB19-010A
- 8. PUBLIC HEARING**
 - A. [Verizon Corporate Services Group Inc.](#); Block 803, Lots 2, 3, 5, 6, 23; 300 North Maple Avenue; Preliminary/Final Site Plan, Variances, Waivers; ZB22-002
- 9. COMMENTS FROM MEMBERS**
- 10. COMMENTS FROM STAFF**
- 11. ADJOURN**

03/09/2022dssw

**TOWNSHIP OF BERNARDS
2022 ZONING BOARD OF ADJUSTMENT APPLICATION**



- | | |
|--|--|
| <input checked="" type="checkbox"/> Bulk or Dimensional ("c") Variance | <input type="checkbox"/> Appeal of Zoning Officer's Decision |
| <input type="checkbox"/> Use ("d") Variance | <input type="checkbox"/> Interpretation of Zoning Ordinance |
| <input checked="" type="checkbox"/> Conditional Use ("d") Variance | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Floor Area Ratio, Density, or Height ("d") Variance | <input type="checkbox"/> Major Subdivision - Preliminary / Final |
| <input checked="" type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): _____ |

1. APPLICANT: Verizon Corporate Services Group, Inc.

Address: One Verizon Way, Basking Ridge, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 267-572-1212

Email (will be used for official notifications): marybeth.holgate@verizon.com

2. OWNER (if different from applicant): Verizon Corporate Services Group, Inc.

Address: One Verizon Way, Basking Ridge, NJ 07920

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

3. ATTORNEY: Steven J. Tripp / Wilentz, Goldman & Spitzer, P.A.

Address: 90 Woodbridge Center Dr, Suite 900, Woodbridge, NJ 07095

Phone: 732-855-6076 Email (will be used for official notifications): STripp@Wilentz.com

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

Name: Robert L. Streker, P.E. / Bohler Profession: Engineer

Address: 30 Independence Blvd., Suite 200, Warren, NJ 07059

Phone: 908-668-8300 Email (will be used for official notifications): RStreker@bohlereng.com

5. PROPERTY INFORMATION: Block(s): 803 Lot(s): 2, 3, 5, 6, 23 Zone: E1 & R-4

Street Address: 300 N Maple Ave, Basking Ridge Total Area (square feet/acres): 1,524,215 SF/ 34.99 AC

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) Resolutions attached. See Rider for details.

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) _____

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

[] No [X] Yes (if yes, explain) Wetlands Conservation Easement, Stream Buffer Conservation Easement and Deed Notice of Flood Hazard Area Verification.

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: The existing property contains a conference inn, which includes surface parking and various amenities, and was granted site plan approval between 1986 and 1197. Verizon Corporate Services Group, Inc. is proposing a guardhouse and related improvements, including gates and a pull-off area.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
A variance is required for the construction of a guardhouse in the front yard in accordance with Section 21-16.1 (minimum lot size of 130 acres required, 34.99 acres is the existing lot size).

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: The guardhouse will help control access to the Ridge, which operates as a central meeting area for the applicant's clients and employees during their visits.

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

APPLICANT(S) SIGN HERE:

I/we, Marybeth Holgate and N/A 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): Marybeth Holgate and N/A

Sworn and subscribed before me, this 7th day of January, 2021

F Parker
Notary

Commonwealth of Pennsylvania - Notary Seal
Felice C Parker, Notary Public
Montgomery County
My commission expires February 7, 2024
Commission number 1364549

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, Marybeth Holgate the owner(s) of the property described in this application, hereby authorize Township of Bernards Wilentz 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): Marybeth Holgate

Sworn and subscribed before me, this 7th day of January, 2021

F Parker
Notary

Commonwealth of Pennsylvania - Notary Seal
Felice C Parker, Notary Public
Montgomery County
My commission expires February 7, 2024
Commission number 1364549