

# **TOWNSHIP OF BERNARDS** **PLANNING BOARD**

## **REGULAR MEETING AGENDA**

Warren Craft Meeting Room  
April 20, 2021  
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 and the meeting will also 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 **only** during the public questions/comments periods of the meeting which will be announced by Chairwoman Piedici. Those questions/comments may be offered in person at the hearing or by calling 908-202-6426. If you are calling in, please turn off your computer/television and use Google “Duo” for your call. You will be required to provide your name and address and be sworn in prior to making comments. Please register your telephone number with the Board Secretary (908-204-3026 or [ckiefer@bernards.org](mailto:ckiefer@bernards.org)) prior to the meeting.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
  - A.** April 6, 2021 – Regular Session
- 6. PUBLIC HEARING**
  - A.** [Shaw, Adriane](#); Block 3301, Lot 3; 490 South Maple Avenue; Minor Subdivision, Bulk Variances; PB21-002
- 7. COMMENTS FROM MEMBERS** (5-minute limit per member)
- 8. COMMENTS FROM STAFF**
- 9. ADJOURN**

**TOWNSHIP OF BERNARDS  
2019 PLANNING BOARD APPLICATION**

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

☐ Site Plan - Preliminary  
☐ Site Plan - Final  
☐ Informal Review  
☒ Other (specify): bulk variances

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**1. APPLICANT:** Adriane Shaw

Address: 16 Frederick Court, Basking Ridge, New Jersey 07920

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) (908) 672-7512

Email (will be used for official notifications): 1bamsoshaw@gmail.com

**2. OWNER** (if different from applicant): Same as Applicant

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** Frederick B. Zelley / Bisogno, Loeffler & Zelley, L.L.C.

Address: 88 South Finley Avenue, P.O. Box 408, Basking Ridge, New Jersey 07920

Phone: (908) 766-6666 Email (will be used for official notifications): fzelley@baskingridgelaw.com

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

Name: William G. Hollows / Murphy & Hollows Assoc. Profession: P.E.

Address: 192 Central Avenue, Stirling, New Jersey 07980

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

**5. PROPERTY INFORMATION:** Block(s): 3301 Lot(s): 3 Zone: R-4

Street Address: 490 South Maple Avenue Total Area (square feet/acres): 226,121sf/5.19ac

**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) (Plan. Bd. Appl. No. PB-19-005 and Bd. Adjust. Appl. No. ZB20-021 have been dismissed in favor of the within application.)

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☐ No ☒ Yes (if yes, explain) \_\_\_\_\_

Barn apartment, which is to be removed as a condition of approval.

**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:** \_\_\_\_\_

5.19 acre parcel in the R-4 (1 acre) zone. Application for minor subdivision (one lot to two lots), with roadway dedication to the County of Somerset.

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):** \_\_\_\_\_

Front yard setback variance for existing home (67.6' to proposed roadway dedication, where 75' is required).

Accessory building height variance for the existing barn (27.2' where only 20' is permitted). Ordinance Section 21-15.1(d) and Table 501.

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** \_\_\_\_\_

C-1 hardship variance, as the variance is necessitated by a roadway dedication over which the Applicant has no control, by the location of the lawfully existing residence, and by the height of the lawfully existing barn.

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

**APPLICANT(S) SIGN HERE:**

I/we, Adriane Shaw and \_\_\_\_\_ 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): Adriane Shaw and \_\_\_\_\_

Sworn and subscribed before me, this 4th day of February, 2021.

Frederick B. Zelle  
Frederick B. Zelle, Attorney at Law of the State of New Jersey

**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 \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary