

# **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**

RECEIVED

JAN 13 2022

PLANNING/ZONING BOARDS

- |  |  |
|--|--|
| <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 7<sup>th</sup> day of January, 2021

Notary [Signature]

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 7<sup>th</sup> day of January, 2021

Notary [Signature]

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