

# **TOWNSHIP OF BERNARDS** **ZONING BOARD OF ADJUSTMENT**

## **REGULAR MEETING AGENDA v3**

Warren Craft Meeting Room

February 7, 2024

7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. 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. OATH OF OFFICE**  
- Jaime B. Herrera, Alternate #2, two-year term expiring 12/31/2025
- 5. ROLL CALL**
- 6. APPROVAL OF MINUTES**  
**A.** January 3, 2024 – Reorganization and Regular Sessions
- 7. COMPLETENESS & PUBLIC HEARING**  
**A.** [Gallic, Robert J. Jr & Theresa](#); Block 1701, Lot 22; 286 S. Maple Avenue; Bulk Variance; ZB23-022  
**B.** [Berisha, Afrim & Danielle](#); Block 5701, Lot 4; 20 Gold Boulevard; Bulk Variance; ZB23-023  
**C.** [Cullinan, Shaun F. & Julia F.](#); Block 5502, Lot 28; 177 Woods End; Bulk Variance; ZB23-025
- 8. COMMENTS FROM MEMBERS**
- 9. COMMENTS FROM STAFF**
- 10. ADJOURN**

01/30/2024 dssw

**TOWNSHIP OF BERNARDS**  
**2023 ZONING BOARD OF ADJUSTMENT APPLICATION**

RECEIVED

OCT 18 2023

PLANNING/ZONING BOARDS

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

**1. APPLICANT:** Robert J. Gallic Jr. & Therasa Gallic

Address: 286 South Maple Avenue, Basking Ridge, NJ

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) \_\_\_\_\_

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

**2. OWNER (if different from applicant):** \_\_\_\_\_

Address: Same as applicant

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

**3. ATTORNEY:** Michael Higgins

Address: 236A Newark Avenue, Jersey City, NJ

Phone: 201-413-9000 Email (will be used for official notifications): mhiggins@cqclaw.com

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

Name: Robert Coletta Profession: Architect

Address: 137 Chaucer Drive

Phone: 908-655-9704 Email (will be used for official notifications): bobcoletta@gmail.com

**5. PROPERTY INFORMATION:** Block(s): 1701 Lot(s): 22 Zone: R-2

Street Address: 286 S Maple Avenue Total Area (square feet/acres): 2.6 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) \_\_\_\_\_

**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    ☐ Yes (if yes, explain) \_\_\_\_\_

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: \_\_\_\_\_  
Proposed addition to existing single-family home.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):  
Table 501 Schedule of Minimum Dimensional Requirements: Side yard setback

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: \_\_\_\_\_  
See attached statement.

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

**APPLICANT(S) SIGN HERE:**

I/we, Robert J. Gallic Jr. and Theresa Gallic 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): Theresa Gallic and Robert J. Gallic Jr.

Sworn and subscribed before me, this 5<sup>th</sup> day of October, 2023

Nicholas J. Cherami, Esq.  
Notary Attorney-at-Law  
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 \_\_\_\_\_, 20\_\_.

Notary



# TOWNSHIP OF BERNARDS

## 2023 ZONING BOARD OF ADJUSTMENT APPLICATION

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

**1. APPLICANT:** Afrim & Danielle Berisha

Address: 20 Gold Boulevard, Basking Ridge, NJ 07920

Phone: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (mobile) 908-400-3481

Email (will be used for official notifications): afrimbistro73@gmail.com

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

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

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

**3. ATTORNEY:** \_\_\_\_\_

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

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

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

Name: Catherine A. Mueller, P.E. Profession: Engineer

Address: Page-Mueller Engineering Consultants, P.C., P.O. Box 4619, Warren, NJ 07059

Phone: 732-805-3979 Email (will be used for official notifications): cmueller@pagemuellereng.com

**5. PROPERTY INFORMATION:** Block(s): 5701 Lot(s): 4 Zone: R-4

Street Address: 20 Gold Boulevard Total Area (square feet/acres): 40,500 sf / 0.930 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) \_\_\_\_\_

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?** ☐ No ☒ Yes (if yes, explain) The applicant constructed improvements on the property (including a building addition and a paver patio) that caused the impervious coverage limit to be exceeded. The purpose of the present application is to allow these improvements (and several other pre-existing non-conforming conditions) to remain.

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

☒ No    ☐ Yes (if yes, explain) \_\_\_\_\_

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** \_\_\_\_\_

See response to #7 above.

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

Sec. 21-38.1.d: Minimum driveway setback = 5'; Existing/Proposed = 0.8'

Table 501: Min. Lot Area = 1 Ac.; Ex./Pr. = 0.930 Ac.; Min. Lot Width = 200'; Ex./Pr. = 150.00'; Max. Lot Coverage = 15%; Pr. = 15.80%

Table 507: Min. Side Yard (Accessory) = 15'; Existing/Proposed = 8.2'

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

Stormwater management will be provided in accordance with Bernards Township regulations for the impervious increase.

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

**APPLICANT(S) SIGN HERE:**

I/we, Afrim Berisha 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): \_\_\_\_\_ and \_\_\_\_\_

Sworn and subscribed before me, this 10th day of October, 2023

Kimberly Smith Lata  
Notary  
Notary Public  
STATE OF NEW JERSEY  
KIMBERLY SMITH LATA  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION # 2451321  
MY COMMISSION EXPIRES 12/30/2024

**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



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

RECEIVED

NOV 28 2023

PLANNING/ZONING BOARDS

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

1. APPLICANT: Julia Collinan CULLINAN, SHALIN F. + JULIA F.

Address: 177 Woods End Dr Basking Ridge NJ 07920

Phone: (home) 908 285 7832 (work) \_\_\_\_\_ (mobile) \_\_\_\_\_

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

2. OWNER (if different from applicant): \_\_\_\_\_

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

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

3. ATTORNEY: N/A

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

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

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

Name: Gary Chiang Profession: Engineer

Address: 237-1 Burrs Rd. Burlington, NJ 08016

Phone: 609-556-4915 Email (will be used for official notifications): MBICASSOCIATESLLC@gmail.com

5. PROPERTY INFORMATION: Block(s): 5502 Lot(s): 28 Zone: RC-4

Street Address: 177 Woods End Dr. Total Area (square feet/acres): 35,397 sf / 0.81 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) \_\_\_\_\_

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 [✓] Yes (if yes, explain) Gas Transmission easement, phone & elec. easement

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

Existing single family dwelling. Proposing to construct  
an inground swimming pool and walkway/patio.

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

Section 21-15.1d3 and Table 503 whereas max lot coverage allowed is 20%  
18.8% is existing and 23% is proposed.

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

All existing structures are at max. allowable lot coverage  
↳ close to

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

**APPLICANT(S) SIGN HERE:**

I/we, Julia Cullinan and [Signature] 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): [Signature] and [Signature]

Sworn and subscribed before me, this 18 day of August, 2023

[Signature]  
Notary

ROBERT J SALVIANO  
Notary Public, State of New Jersey  
My Commission Expires May 24, 2026

**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