

TOWNSHIP OF BERNARDS
ZONING BOARD OF ADJUSTMENT

SPECIAL MEETING AGENDA

Warren Craft Meeting Room

October 13, 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.** October 5, 2022 – Regular Session
- 6. APPROVAL OF RESOLUTIONS**
 - A.** Dietrich, Jennifer; Block 1616, Lot 8; 33 Manchester Drive; ZB22-007 (approved)
- 7. COMPLETENESS HEARING**
 - A.** Priscilla’s Pantry LLC; Block 801, Lot 4.01; 199 Morristown Road; Amended Preliminary/Final Site Plan, Variances; ZB22-027
- 8. COMPLETENESS AND PUBLIC HEARING**
 - A.** Zhang, Z./Zhao, H.; Block 6207, Lot 5; 125 Highland Avenue; Bulk Variances; ZB22-023
 - B.** Campbell, Bryan & Jessica; Block 1806, Lot 9; 34 Spencer Road; Bulk Variances; ZB22-024
 - C.** Silva, Erik C. & Catia R.; Block 8401, Lot 11; 48 Crest Drive; Bulk Variance; ZB22-025
- 9. COMMENTS FROM MEMBERS**
- 10. COMMENTS FROM STAFF**
- 11. ADJOURN**

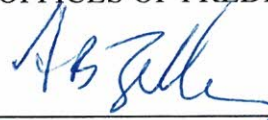
10/05/2022 dssw

values in the neighborhood as whole, which remains a purpose of land use regulation even though that goal is not expressly stated in N.J.S.A. 40:55D-2. Home Builders League of S. Jersey, Inc. v. Township of Berlin, 81 N.J. 127, 144-45 (1979).

The Negative Criteria are also satisfied, as the variances can be granted without substantial detriment to the public good and without substantial impairment of the intent and the purpose of the zone plan and zoning ordinance.

Respectfully Submitted,

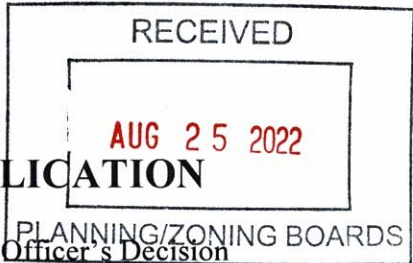
LAW OFFICES OF FREDERICK B. ZELLEY LLC



By: Frederick B. Zelley, Esq.
Attorneys for the Applicants
Bryan and Jessica Campbell

Dated: August 19, 2022

**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 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 type="checkbox"/> Site Plan - Preliminary / Final | <input type="checkbox"/> Other (specify): _____ |

1. APPLICANT: Erik C. Silva and Catia R. Silva

Address: 48 Crest Drive, Basking Ridge, NJ 07920

Phone: (home) 973-477-9900 (work) _____ (mobile) 973-477-9900

Email (will be used for official notifications): matrix2001@verizon.net

2. OWNER (if different from 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: _____ Profession: _____

Address: _____

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

5. PROPERTY INFORMATION: Block(s): 8401 Lot(s): 11 Zone: R-6

Street Address: 48 Crest Drive Total Area (square feet/acres): 1.20 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 [x] Yes (if yes, explain) Sanitary Sewer easement

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: NO current fence in the backyard. To fence the backyard with an 8 FOOT TALL Deer fence.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): TO install an 8 FOOT TALL Backyard Deer fence where a 6-foot tall is the maximum permitted. ~~Five~~^{one} gates minimum 8 Foot wide will be installed to give access to easement.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: Keep wildlife out of yard.

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

APPLICANT(S) SIGN HERE:

I/we, Erik C. Silva and Catia R. Silva 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 2 day of AUGUST, 2022

[Signature]
Notary

CYNTHIA KIEFER
Notary Public - New Jersey
Commission #2442187
Expires 01/10/24

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