

TOWNSHIP OF BERNARDS **ZONING BOARD OF ADJUSTMENT**

REVISED

REGULAR MEETING AGENDA v3

Warren Craft Meeting Room

February 4, 2026

7:30 PM

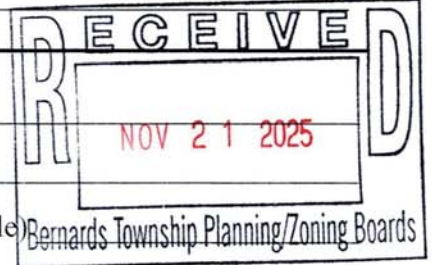
This meeting will be held in person in the Warren Craft Meeting Room. For those interested in watching on their computers, the link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township Zoning Board of Adjustment home page - [Bernards Township NJ - Zoning Board of Adjustment](#). The meeting can also be viewed live on Optimum/Cablevision TV – Channel 15 and Verizon FiOS TV – Channel 2135. 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**
- Nancy D'Andrea, Alternate #2, two-year term expiring 12/31/2027
- 5. ROLL CALL**
- 6. APPROVAL OF MINUTES**
A. January 7, 2026 – Reorganization & Regular Sessions
- 7. APPROVAL OF RESOLUTIONS**
A. Chander, Neeraj & Tania; Block 5701, Lot 11; 37 Gold Blvd; ZB25-019 (approved)
B. New Testament Ministries; Block 2301, Lot 32; 40 Whitenack Road; ZB25-031 (Interpretation)
- 8. COMPLETENESS HEARING**
A. CIG Mt Airy LLC; Block 2401, Lot 3; 180-188 Mt. Airy Road; Major Subdivision, "d" variances; ZB25-035
B. 131 Morristown Rd LLC; Block 801, Lot 2; 131 Morristown Road; Preliminary and Final Site Plan, Bulk Variances, "d" Variances; ZB25-040
- 9. COMPLETENESS AND PUBLIC HEARING**
A. [Callanan, Megan C. & Thomas P.](#); Block 9201, Lot 5; 3469 Valley Road; Bulk Variance; ZB25-033
B. [Coyle, Robert T III & Julie G](#); Block 5203, Lot 12; 367 Grist Mill Drive; Bulk Variances; ZB25-038
C. [Vesuvio, Michael & Jaslynn](#); Block 11004, Lot 11; 22 Sentry Court; Bulk Variances, "d" Variance; ZB25-011
- 10. COMMENTS FROM MEMBERS**
- 11. COMMENTS FROM STAFF**
- 12. ADJOURN**

01/27/2026dssw
FINAL

TOWNSHIP OF BERNARDS
2025 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: Megan Callanan

Address: 3469 Valley Road, Basking Ridge, NJ 07920

Phone: (home) (201) 220-8423 (work) _____ (mobile) _____

Email (will be used for official notifications): mccallanan@yahoo.com

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: MLS Architecture - Mathew Smith Profession: Architect

Address: 10 Baldwin Terrace, Livingston, NJ 07039

Phone: 973-346-2612 Email (will be used for official notifications): msmith@mlsarch.com

5. PROPERTY INFORMATION: Block(s): 9201 Lot(s): 5 Zone: R-4

Street Address: 3469 Valley Road Total Area (square feet/acres): 25,194 sf / 0.58 acre
Basking Ridge, NJ 07920

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) Original Site Plan indicates an area reserved for future street (FM)

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____
Existing Property is a Single Family Dwelling located in the R-4 Zoning District. The existing Lot area is 25,194 sf / 0.58 Acre which is undersized from the required 1 Acre minimum lot size. The request is for a variance to increase the lot coverage from the required 15% to 19.1%.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): _____
Applicant requests a bulk (lot-coverage) variance to permit a lot coverage of 19.1% in the R-4 (one-acre residential) zoning district, whereas the maximum permitted lot coverage is 15%, pursuant to § 21-15.1(d)(1) of the Township Land Development Ordinance and Table 501 (Residential Zone Standards).

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____
The lot is significantly undersized compared to the 1-acre R-4 requirement, and the proposed coverage would fully comply on a conforming lot. The required setbacks necessitate a 75ft driveway which consumes a large portion of permitted lot coverage. These unique constraints justify the modest increase to 19.1%

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

APPLICANT(S) SIGN HERE:

I/we, Megan Callanan and Thomas Callanan 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): Megan Callanan and Thomas Callanan

Sworn and subscribed before me, this 17 day of November, 2025

John M. Byrnes
Notary

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

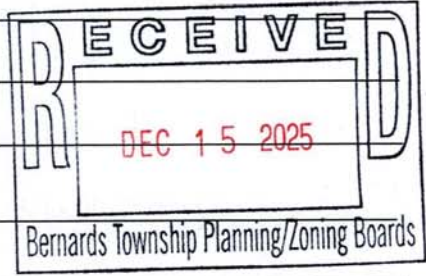


TOWNSHIP OF BERNARDS
2025 ZONING BOARD OF ADJUSTMENT APPLICATION

- | | |
|--|--|
| <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: Robert ; Julie Coyle
Address: 307 Grist Mill Drive Basking Ridge NJ 07920
Phone: (home) _____ (work) _____ (mobile) 315-406-1214
Email (will be used for official notifications): Juliegcoyle@gmail.com

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): 5203 Lot(s): 12 Zone: R4
Street Address: 307 Grist Mill Drive Total Area (square feet/acres): 0.045 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?
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No [] Yes (if yes, explain) _____

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:
Existing raised patio to be reconfigured. New pergola over
reconfigured raised patio.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
Existing variance is requested to legalize existing coverage
and add 20 sq feet of raised patio beyond existing footprint.
Max allowed 15%, existing 20%, proposed 20.1%.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:
Property was acquired with this pre-existing condition. There is
no record of the installation of the patio therefore, it is unclear
if it was installed prior to the current zoning ordinance going into
effect.

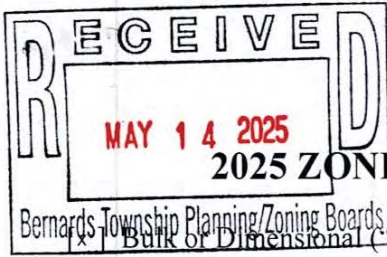
12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

APPLICANT(S) SIGN HERE:
I/we, Julie Coyle and Robert Coyle 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): Julie Coyle and Robert T. Coyle III
Sworn and subscribed before me, this 11 day of December 2025
Jeannie L. Williams
Notary

JEANNIE L WILLIAMS
Notary Public, State of New Jersey
My Commission Expires Jan 29, 2027

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
2025 ZONING BOARD OF ADJUSTMENT APPLICATION

- [x] Bulk or Dimensional ("c") Variance
[] Use ("d") Variance
[] Conditional Use ("d") Variance
[] Floor Area Ratio, Density, or Height ("d") Variance
[] Site Plan - Preliminary / Final
[] Appeal of Zoning Officer's Decision
[] Interpretation of Zoning Ordinance
[] Minor Subdivision
[] Major Subdivision - Preliminary / Final
[] Other (specify):

1. APPLICANT: Michael and Jaslynn Vesuvio

Address: 22 Sentry Court, Bernards, New Jersey 07920

Phone: (home) (work) (mobile) 908-285-0686

Email (will be used for official notifications): vesuvioservices@yahoo.com

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

Address:

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

3. ATTORNEY: John J. Sullivan, Jr., Esq. / Vastola & Sullivan

Address: 495 Union Avenue, Middlesex, NJ 08846

Phone: 732-560-0888 Email (will be used for official notifications): vmarsh@vfesqs.com and jsullivan@vfesqs.com

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

Name: Salvatore Miklowcic, L.S. Profession: Surveyor

Address: 3364 Lukes Pond Road, Branchburg, NJ 08876

Phone: 908-334-4712 Email (will be used for official notifications): sal.miklowcic@gmail.com

5. PROPERTY INFORMATION: Block(s): 11004 Lot(s): 11 Zone: R-3

Street Address: 22 Sentry Court Total Area (square feet/acres): 3.04 acres

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? [] No [x] Yes (if yes, explain or attach Board resolution) ZB08-005 - Granted variance approval for location of in ground swimming pool and rear yard setback for a new dwelling.

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

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

No Yes (if yes, explain) See copies submitted herewith. None prohibit or interfere with the proposed improvements.

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

See annexed project description.

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

See annexed project description.

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

See annexed project description.

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

APPLICANT(S) SIGN HERE:

I/we, Michael Vesuvio and Jaslynn Vesuvio 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): _____

Sworn and subscribed before me, this 2nd day of May, 2025

Notary

LESLEY BRYANT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 31, 2027

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, Michael and Jaslynn Vesuvio the owner(s) of the property described in this application,

hereby authorize John J. Sullivan, Jr., Esq. 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 2 day of May, 2025.

Notary

LESLEY BRYANT
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JANUARY 31, 2027



PROJECT DESCRIPTION

The applicants, Michael Vesuvio and Jaslynn Vesuvio, are the owners and occupants of the property located at 22 Sentry Court and designated as Lot 11 in Block 11004 on the tax map. The site is improved with a single family dwelling and is located in the R-3 Zoning District.

The applicants propose to construct a private swimming pool and spa with a fireplace, related pool deck and fencing.

	Required	Existing	Proposed
Lot Area	2 acres	3.04 acres	3.04 acres
Lot Width	250'	331'	331'
Frontage	125'	54.68'*	54.68'*
Front Yard Setback	100'	260'	260'
Rear Yard Setback	100'	81.9'**	81.9'**
Combined Side Yard	100'	206.3'	206.3'
Side Yard	50'	62.7'	62.7'
Coverage	15%	14.6%	15.56%***
Height	35'	<35'	<35'
If required, Gross Floor Area	n/a	n/a	n/a
If required, Floor Area Ratio	n/a	n/a	n/a
If required, Improvable Lot Area	n/a	n/a	n/a
Swimming pool area	1000 sf	n/a	1750 sf ***
Swimming pool area	25% of rear yard area – 8973 sf	n/a	4.9%
Swimming pool set back from property line	20'	n/a	22' to pool 17' to spa ***
Swimming pool distance to septic system	20'	n/a	>20'
Swimming pool location	Behind rear building line of existing residential structures on adjoining lots	n/a	Not in compliance***

- *Existing non-conformity previously approved by the Zoning Board of Adjustment
- ** Existing non-conformity previously approved by the Zoning Board of Adjustment at 75'
- *** Proposed non-conformity

The site and the proposed improvements comply with all requirements of the ordinance and/or prior approvals with the exception of lot coverage whereas 15% is permitted, 14.6% is existing and 15.56% is proposed and sections 21-10.4(c)(2b) and 21-18.2 of the ordinance. Due to the configuration of the lot and the location of the existing dwelling the spa is proposed to be located 17' from the rear property line and the swimming pool is proposed to be located in front of the rear building line of existing residential structures on adjoining lots contrary to section 21-18.2 of the above ordinance. The swimming pool surface area is proposed to be 1750 sf whereas section 21-10.4(a)(2b) of the ordinance permits a maximum of 1000 sf.

The applicants submit that the application may be granted as a C(1) hardship variance and/or a C(2) benefits outweigh any detriment variance. The site is oversized for the zoning district, the pool will be several hundred feet from the front property line, the pool will be located a great distance from adjoining homes and will be shielded from the view of adjoining properties.