

TOWNSHIP OF BERNARDS
PLANNING BOARD

REGULAR MEETING AGENDA

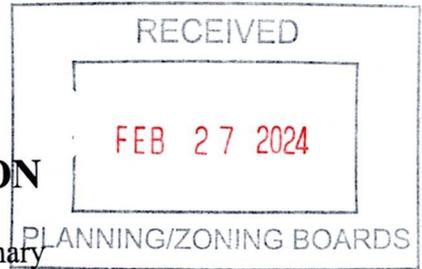
Warren Craft Meeting Room
May 7, 2024
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. The meeting will 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 in person and **only** during the public questions/comment periods of the meeting.

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **OPEN PUBLIC MEETING STATEMENT**
4. **ROLL CALL**
5. **PUBLIC HEARING**
 - A. [Kearns, William J. & Virginia/Vaccaro, Michael & Mary-Frances](#); Block 1602 Lot 2.01; 174 South Finley Avenue; Conditional Use Approval; PB24-002
6. **COMMENTS FROM MEMBERS** (5-minute limit per member)
7. **COMMENTS FROM STAFF**
8. **ADJOURN**

05/01/2024 dspd

**TOWNSHIP OF BERNARDS
2024 PLANNING BOARD APPLICATION**



- | | |
|--|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Site Plan - Preliminary |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input type="checkbox"/> Site Plan - Final |
| <input type="checkbox"/> Major Subdivision - Final | <input type="checkbox"/> Informal Review |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Other (specify): _____ |

1. APPLICANT: William Kearns, Virginia Kearns, Michael Vaccaro and Mary-Frances Vaccaro

Address: 174 South Finley Ave., Basking Ridge, NJ 07920

Phone: (home) 908-268-2884 (work) 908-268-2885 (mobile) _____

Email (will be used for official notifications): mcv@kdvlawyers.com

2. OWNER (if different from applicant): _____

Address: _____

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

3. ATTORNEY: Pro se

Address: _____

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

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

Name: William Hollows Profession: Engineer

Address: 192 Central Ave., Stirling, NJ 07980

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

5. PROPERTY INFORMATION: Block(s): 1602 Lot(s): 2.01 Zone: R6

Street Address: 174 South Finley Avenue Total Area (square feet/acres): 81,891 sq.ft/1.88 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) See attached Resolution May 1, 2015 under application BP14-005 this Board approved a lot line adjustment whereby a portion of then Lot 2 was added to then Lot 15 (Bethel Ridge)

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? No Yes (if yes, explain) part of the pre-existing dwelling was constructed in 1860 and violates front yard setback requirement (27.7 feet where 50 feet is required) but prevailing setback is 20 feet. Variance granted for this condition in subdivision mentioned in #6 above and by earlier variance granted to allow construction within the setback for several square inches.

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
 No Yes (if yes, explain and attach copy) _____

