

**BOARD OF ADJUSTMENT**  
BOROUGH OF BERNARDSVILLE  
**Agenda – July 14, 2025**  
**IN PERSON MEETING 7:30 PM**

Borough Hall - 166 Mine Brook Road, 2<sup>nd</sup> Floor, Bernardsville, NJ 07924

Members of the public wishing to offer comments or ask questions shall be required to attend meetings IN-PERSON.

**A. STATEMENT OF ADEQUATE MEETING NOTICE - Chairman Greenebaum.**

**B. ROLL CALL**

- Dello Russo  Greenebaum  Kramer  McDowell  Melillo  Sailliard  Slocum  
 Vascellaro

**C. MEETING MINUTES**

**1) APRIL 7, 2025**

*Eligible Members: Dello Russo, Greenebaum, Kramer, McDowell, Melillo, Sailliard, Slocum, Vascellaro*

**2) JUNE 2, 2025**

*Eligible Members: Kramer, McDowell, Sailliard, Slocum, Vascellaro*

**D. CORRESPONDENCE**

- 1) Letter dated May 8, 2025 from Somerset County Planning Board re: Estate of Bertha E. Ruschmann, Block 96;100, Lot 2;1, including Bridge Easement Mark-up.

**E. RESOLUTIONS FOR ADOPTION**

**1) FAZAL AND SANYA BARI**

80 Chapin Road

Block 3, Lot 5

Application No. 24-09

Resolution No. 24-09

Bulk Variance relief for improvements already made to the subject property, resulting in additional impervious coverage, specifically construction of a detached garage, a new patio and new walkway. Interpretation of Ordinance Section LD-12-23.4. Garages in Residential Districts.

*Eligible Members: Greenebaum, Kramer, McDowell, Melillo, Sailliard, Slocum*

**1) DAVID AND ELLEN GREENEBAUM**

71 Douglass Avenue

Block 28, Lot 54

Application No. 25-05

Resolution No. 25-05

Variance relief to construct a three-bay detached garage.

*Eligible Members: Kramer, McDowell, Sailliard, Slocum, Vascellaro*

**F. PUBLIC HEARINGS**

**1) ESTATE OF BERTHA E. RUSCHMANN (Meadowbrook Farm)**

260 Mine Brook Road

Block 96, Lot 2 and Block 100, Lot 1

Application No. 24-02

Applicant is seeking Major Subdivision Approval, Bulk Variances and D(2) Variance Relief.

This application commenced on September 16, 2024 and was continued to October 7, 2024,

and then continued to November 18, 2024. The Board denied the requested relief on

November 18, 2024. A letter dated January 6, 2025, prepared by Susan R. Rubright,

requested that the Board allow the Applicant to provide clarifying testimony so that the

Board may reconsider and revise its decision to deny the application. Ms. Rubright appeared

at the January 13, 2025 Public Hearing and the Board agreed. This matter was heard on

April 7, 2025, the Board agreed to the Reconsideration request which will be heard on July

14, 2025.

**G. NEW BUSINESS**

**1) REVIEW AND APPROVAL OF BILLS - \$2,121.00**

**H. PENDING APPLICATIONS**

**1) BRIAN AND MICHELLE BENEDETTO**

33 Mullens Lane

Block 60, Lot 6.01

Application No. 25-01

Applicants are seeking Bulk Variance Relief to construct an addition to their existing dwelling. Applicant needs to re-notice.

**2) WINFIELD PROPERTIES, LLC**

43-45 Mine Mount Road

Block 37, Lot 18

Application No. 25-03

Applicant is seeking Variance Relief to construct an addition to an existing non-conforming two-family dwelling. Application received May 12, 2025 and is currently under review by Board Professionals.

**3) LIBERTY FARM DOGS, LLC**

2 Lindabury Avenue

Block 84, Lot 4

Application No. 25-04

Applicant is seeking Use Variance Relief & Minor Site Plan Approval to operate a dog walking & dog daycare on the premises. Application received on May 14, 2025 and is currently under review by Board Professionals.

**4) KATHERINE P. & KEVIN KURELJA**

80 Liberty Road

Block 120, Lot 22

Application No. 25-06

Applicant is seeking Bulk Variance relief to construct a second-floor addition to existing non-conforming dwelling. Application received May 28, 2025.

**5) LOGAN SHANNEY**

161 Post Kunhardt Road

Block 16, Lot 12

Applicant is seeking Bulk Variance relief to construct a two-story addition with garage to preexisting non-conforming dwelling. Application received on May 30, 2025. Application is currently under review by Board Professionals.

**I. EXECUTIVE SESSION - As Required.**

**J. COMMENTS FROM MEMBERS**

**K. COMMENTS FROM STAFF**

**L. ADJOURNMENT**

The next scheduled meeting will be held IN-PERSON on Monday, August 14, 2025 at 7:30pm

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