

BOARD OF ADJUSTMENT

BOROUGH OF BERNARDSVILLE

Agenda – March 2, 2026

IN PERSON MEETING 7:30 PM

Borough Hall - 166 Mine Brook Road, 2nd 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) JANUARY 12, 2026

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

2) FEBRUARY 2, 2026

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

D. CORRESPONDENCE

- 1) Letter dated 2/26/26 from the Somerset County Planning Board re: Estate of Bertha E. Ruschmann, 260 Mine Brook Road.

E. RESOLUTION FOR ADOPTION

1) LIBERTY FARM DOGS

2 Lindabury Avenue

Block 84, Lot 4

Application No. 25-04

Use Variance Relief & Minor Site Plan Approval to operate a dog walking & dog daycare on the premises.

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

F. PUBLIC HEARINGS

1) COSTELLO’S ACE HARDWARE, LLC

80 Morristown Road

B64, L1.01 & 23

Application #25-09

Applicant is seeking Amended Site Plan Approval, for storage of outdoor merchandise, outdoor propane storage and seasonal outdoor display area.

Application commenced on 2026-01-12 and was continued to March 2, 2026 without need for further notice. Due to timing of resubmission, Application will not be heard at this meeting.

G. NEW BUSINESS

1) REVIEW AND APPROVAL OF BILLS – \$4,745.00

H. PENDING APPLICATIONS

1) KLEINFELTER, WILLIAM & CONNIE

111-113 Lloyd Road

Block 23, Lot 3

Application No. 25-08

Applicant is seeking D-3 Conditional Use and Bulk Variance Approval to expand the Accessory Dwelling Unit to add a Master Bedroom Suite. *Applicant has resubmitted additional documents for review by Board Professionals.*

2) DAIBES RBS ASSOCIATES LLC

37 Morristown Road

Block 125, Lot 8

Application #25-12

Applicant is seeking Preliminary & Final Site Plan Approval and Use / Density Variance relief to construct a multi-family residential development along with associated site improvements.

This application commenced on February 2, 2026 and was carried without need for further notice until April 6, 2026.

2) TUSAR, GREGORY

40 Turnbull Lane

Block 4, Lot 1

Application #25-11

Applicant is seeking Variance Approval to renovate and expand the existing dwelling.

Application is currently incomplete.

3) CON-EL ELECTRIC, INC.

161 Mount Airy Road

Block 119, Lot 7

Application #26-01

Applicant is seeking Appeal of Zoning Officer’s decision regarding Denial of Change of Use.

I. EXECUTIVE SESSION - As Required.

J. COMMENTS FROM MEMBERS

K. COMMENTS FROM STAFF

L. ADJOURNMENT

Next scheduled meeting will take place IN-PERSON on
Monday, **March 16, 2026** at 7:30 pm
Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924