

PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Agenda – February 24, 2022
VIRTUAL ONLINE MEETING 7:30 PM
ZOOM MEETING #560 191 9633 ZOOM CALL-IN# 1-646-876-9923
<https://zoom.us/j/5601919633>

For the duration of the Coronavirus Health Emergency, the Borough Hall meeting room is closed to the public and meetings are held with participants at remote locations, connected by conferencing software provided by **zoom.us**. Members of the public are invited to attend and participate in live meetings either by using the Zoom client, which allows audio and video participation, or by phoning into a meeting for audio only participation.

TO JOIN A LIVE MEETING: Members of the public, council members, and other participants use the same procedure:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App Store and join **meeting number 560 191 9633**. **A password is not required to join the meeting.**
2. If you are joining from a desktop or laptop computer with a web browser, open **<https://zoom.us/j/5601919633>**
3. If you are joining by phone, the phone-in number from the New York metro area is **1-646-876-9923**.

In the alternative, if you cannot join the live meeting remotely for any reason you may contact Frank Mottola the Planning and Zoning Boards Administrative Officer at 908-636-7635 or via email at fmottola@bernardsvilleboro.org.

Attendees are admitted to meetings via the Zoom waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. Members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually, or by sending a chat message to the host using the Zoom client controls. Phone-in attendees can also 'raise a hand' by using *9 on their phone. Disruptive or inappropriate behavior by any meeting attendee may result in the audio and/or video muting of that attendee and/or their removal from the virtual online meeting room.

TIPS: Controls appear at the bottom of the Zoom window. Open MEETING PARTICIPANTS and CHAT. You can use these controls to attract attention, ask a question, or send a text message to other participants.

TO ACCESS APPLICATION DOCUMENTS: Documents for all applications to be heard online remotely are accessible via the Borough website at www.boroughofbernardsville.org by clicking on the **VIEW BOARD OF ADJUSTMENT & PLANNING BOARD APPLICATIONS** tab.

If you are unable to view these documents online, please contact Board Administrator Frank Mottola at 908-636-7635 or via email at fmottola@bernardsvilleboro.org to make an appointment to view hard copies of the application documents.

Meeting recordings will be available the next day by contacting the Board Administrator.

1. **Statement of Adequate Meeting Notice:** Chair Graham.
2. **Oath of Office:**
Class IV – Borough Resident: Hal Simoff, 4 yr. term.
3. **Roll Call.**
4. **Minutes:** Review of 1/13/22 draft meeting minutes.
[Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen, Paluck and Thompson].

5. Communications:

- A. 1/10/22 Council Resolution #22-34 – Authorizing Professional Services Agreement with Topology, LLC for a Preliminary Redevelopment Investigation of the Palmer Property, Block 125, Lots 1, 2 & 3, with 1/10/22 Topology services proposal/agreement (re: #7).
- B. 2/8/22 SCBA email re: 4/9/22 Land Use Law Symposium registrations - seats filling.
- C. 2/10/22 S. Rubright, Esq. letter w/ attachment re: Request for Filing Extension for approved Dello Russo-Grof Minor Subdivision/Lot Line Adjustment - PB Application #657. (re #8A).
- D. The New Jersey Planner, November/December 2021, VOL.82, No.6.

6. Business of Visitors not related to agenda.

7. **Old Business:** Council directive for PB study of 35 and 39 Olcott Square and 5 Morristown Road; Block: 125, Lots 1,2 & 3 as possible Area In Need of Redevelopment - per Council resolution #22-25 re: commissioning of Topology as AINR study consultant directly by Council.

8. New Business:

- A. Application #657 Dello Russo-Grof – Minor Subdivision / Lot Line Adjustment w/ out Variances – Request for 6-month filing extension; 22 & 26 Garibaldi Street, B:112, L: 13 & 14, Zone: R-5; Approved: 7/22/21, Memorialized: 8/26/21.
- B. Review 2/24/22 Bills List w/ Invoices (\$1,457.50).

9. Board Reviews/Public Hearings/Pending Applications:

- A. Application #SP-237 Bistro 73 – Preliminary & Final Major Non-residential Site Plan w/ Variance & Design Waivers; 73 Morristown Road, B:77, L:8, Zone: D-C; D-C; Received 12/22/21; Scheduled to be heard 3/24/22.
- B. Application #SP-236 Community In Crisis – Minor Non-residential Site Plan; 9 Church Street, B:67, L:4, Zone: D-C; Received 12/28/21; Waiver requests, completeness determination and public hearing date T.B.D.
- C. Application #SP-238 Equinet Properties, LLC - Preliminary & Final Residential Site Plan w/ Variance; 55 Claremont Road, B:71, L:6, Zone: D-CL; Received 2/8/22; Pending completeness review.

10. Business of Visitors, second opportunity.

11. Executive Session: As required.

12. Adjournment: (Next scheduled meeting – Thursday, March 10 – 7:30 pm).