

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – January 26, 2023**  
**VIRTUAL ONLINE REORGANIZATION MEETING 7:30 PM**  
**ZOOM MEETING #560 191 9633    ZOOM CALL-IN# 1-646-876-9923**  
**<https://zoom.us/j/5601919633>**

Until further notice, Bernardsville Land Use Board meetings are being held with participants at remote locations, connected by conferencing software provided by [zoom.us](https://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](mailto: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 PARTICPANTS 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.bernardsvilleboro.org](http://www.bernardsvilleboro.org) by going to the Planning Board webpage and clicking on the name of the application under the **"Planning Board Application List"**.

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](mailto:fmottola@bernardsvilleboro.org) to make an appointment to view hard copies of the application documents.

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

1. **Statement of Adequate Meeting Notice:** Chair Graham.
2. **Roll Call.**
3. **Minutes:** Review draft minutes of 1/12/23 meeting.  
*[Eligible to vote: Members Canose, Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen & Simoff]*
4. **Communications:**
  - A. 1/20/23 J. Szabo, P.P. Planning Report re: Master plan consistency of introduced Ordinance #2023-1942 for zone line adjustment at 70 Stonefence Rd. (re: 7A).
  - B. 1/24/23 S. Warner, Esq. email re: draft Resolution #SP-241 Essex Bldg., LLC applicant's requested approval conditions.

- C. 2023 Planning Board membership roster.
- D. 2023 Planning Board meeting schedule.
- 5. **Business of Visitors not related to agenda.**
- 6. **Old Business:**
  - A. Memorialize Resolution #SP-241 Essex Building, LLC – Preliminary & Final Site Plan w/ Variance; Corner Essex Ave. & Claremont Rd., B:75 L: 5 & 6, B: 76 L: 4 & 5, Zone: D-C; Approved 12/15/22.  
*[Eligible to vote: Members Graham, Horowitz, Kellogg, Macmillan and Simoff]*
  - B. Discussion of 7/28/22 draft "Parks and Recreation Master Plan" re: Public hearing for master plan inclusion; First draft reviewed 5/26/22; Revised plan rec'd 7/28/22; Public hearing date **T.B.D.**
- 7. **New Business:**
  - A. D26a Master plan consistency review of introduced Ordinance #2023-1942 re: Zone line change at 70 Stonefence Rd., B:23, L:15; and, consideration of PB Resolution #2023-09 finding ordinance #2022-1942 not inconsistent with the master plan; Council public hearing scheduled for 2/13/23.
  - B. Review of 1/26/23 Bills List w/ Invoices (\$12,737.00).
- 8. **Board Reviews/Public Hearings/Pending Applications:**
  - A. Application #659 – 51 BERNARDS AVE. ASSOCIATES, NJP – Minor (3 lot) Subdivision w/ Variances; 51 & 53 Bernards Avenue, B:112, L: 6 & 7, Zone: R-5; Received 11/1/22; Deemed complete 1/12/23; Scheduled to be heard 2/23/23.
  - B. Application #SP-245 – WEBBER – Conforming Conditional Use for Professional Home Office; 2 Mullens Lane, B:63, L:13; Received 1/6/23; Pending completeness review.
- 9. **Business of Visitors, second opportunity.**
- 10. **Executive Session:** As Required.
- 11. **Adjournment:** *(Next scheduled meeting – Thursday, February 9 – 7:30 pm).*