

PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Agenda – September 15, 2022
VIRTUAL ONLINE MEETING 7:30 PM
ZOOM MEETING #560 191 9633 ZOOM CALL-IN# 1-646-876-9923
<https://zoom.us/j/5601919633>

Due to the Coronavirus Health Emergency, Planning Board meetings are being 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.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 to make an appointment to view hard copies of the application documents.

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

1. Statement of Adequate Meeting Notice: Chair Graham.

2. Roll Call.

3. Minutes:

A. Review of 8/11/22 draft Meeting Minutes.

[Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen and Simoff]

B. Review of 8/25/22 draft Meeting Minutes.

[Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen and Thompson]

4. Communications:

- A. 9/13/22 A. Suriano email of Council request for PB study of zone line change re: 477-1 Mine Brook Road w/ requestor backup documents. (re: 7B)
- B. 9/13/22 A. Suriano email referral of introduced ordinance #2022-1933 for D26 master plan consistency review re: Amended Quimby Lane Redevelopment Plan w/ amended RDP (re: 8A).
- C. 9/13/22 C. Gianetti, Esq. email transmittal of hearing exhibits re: Application #SP-240 – Greyfield Management, LLC (re: 7A).
- D. 9/14/22 C. Gianetti, Esq. letter to J. Pidgeon, Esq. re: Affordable Housing Obligation - Application #SP-240 – Greyfield Management, LLC (re: 7A).
- E. 9/14/22 J. Pidgeon email response to C. Gianetti, Esq. re: Affordable Housing Obligation - Application #SP-240 – Greyfield Management, LLC (re: 7A).

5. Business of Visitors not related to agenda.

- 6. Old Business:** Application #SP-238 Equinet Properties, LLC - Preliminary & Final Residential Site Plan w/ Variance; 55 Claremont Road, B:71, L:6, Zone: D-CL; No PB jurisdiction determination on 6/16/22; Application previously carried to 9/15/22; Application to be further carried to 11/17/22 - with new notice requirement.

7. New Business:

- A. Application #SP-240 – Greyfield Management, LLC – Preliminary & Final Site Plan w/ Variances; 106 Mine Brook Road, B:97, L:3, Zone: D-C; Received 5/3/22; Scheduled to be heard 8/25/22; Adjourned to 9/15/22 per applicant's request.
- B. 9/13/22 Council referral for Planning Board study of requested zone line change; Consideration of Commissioning Board Planner to perform study .
- C. Review of 9/15/22 Bills List w/ Invoices (\$7,812.00).

8. Board Reviews/Public Hearings/Pending Applications:

- A. D26 Master plan consistency review of Introduced Ordinance #2022-1933 re: Amendment to Quimby Lane Redevelopment Plan; Introduced 9/12/22; Public hearing scheduled for 10/11/22; Planning Board review scheduled for 9/29/22.
- B. Application #SP-241 – Essex Building, LLC – Preliminary & Final Site Plan w/ Variances; Corner Essex Ave. & Claremont Rd., B:75 L: 5 & 6, B: 76 L: 4 & 5, Zone: D-C; Received 6/20/22; Scheduled to be heard 9/29/22.
- C. Public hearing for master plan adoption of 7/28/22 draft Parks and Recreation Plan; First draft reviewed 5/26/22; Revised Parks and Recreation Plan rec'd 7/28/22; Public hearing date T.B.D.
- D. Public hearing for Preliminary Investigation of 25 Claremont Rd., B:71 L:3 as Area In Need of Redevelopment per Council resolution #22-154; P.I. by Borough Planner Szabo authorized 6/30/22; Pending PI report by Board Planner – public hearing date T.B.D.

9. Business of Visitors, second opportunity.

10. Executive Session: As required.

11. Adjournment: *(Next scheduled meeting – Thursday, September 29 – 7:30 pm).*