

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – September 29, 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](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 will be the next day by contacting the Board Administrator.

1. **Statement of Adequate Meeting Notice:** Chair Graham.
2. **Roll Call.**
3. **Minutes:** Review of 9/15/22 draft Meeting Minutes.  
*[Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen, and Thompson]*
4. **Communications:** The New Jersey Planner, July/August 2022, VOL.83, No.4
5. **Business of Visitors not related to agenda.**

## 6. Old Business:

A. Memorialize Resolution #SP-239 Team Welsh, LLC.; PRELIMINARY & FINAL SITE PLAN w/ Variances, 13 Old Quarry Road, B:100, L:2.29 Zone: I, *Approved 7/28/22.*

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

B. Memorialize Resolution #SP-242 Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY MULTI-FAMILY (AFFORDABLE) RESIDENTIAL SITE PLAN; Mine Brook Road, B:80, L:15.38, Zone: AH-3; *Heard and approved 8/11/22.*

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

C. Memorialize Resolution #SP-243 – Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY MULTI-FAMILY (AFFORDABLE) RESIDENTIAL SITE PLAN; 18 Mount Airy Road, B:124, L:1, Zone: AH-6; *Heard and approved 8/25/22.*

*[Eligible to vote: Members Gardner, Graham, Horowitz, McQueen, Paluck and Thompson]*

D. Memorialize Resolution #SP-244 – Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY MULTI-FAMILY (AFFORDABLE) RESIDENTIAL SITE PLAN; 63 Bernards Avenue, B:102, L:12, Zone: AH-7; *Heard and approved 8/11/22.*

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

## 7. New Business:

A. 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.*

B. 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.*

C. Review of 9/29/22 Bills List w/ Invoices (\$9,140.00).

## 8. Board Reviews/Public Hearings/Pending Applications:

A. Review Planner's report re: Council referred request for zone line change at 477-1 Mine Brook Rd.; Review and recommendation to Council *Scheduled for 10/13/22.*

B. Application #SP-240 – Greyfield Management, LLC – Preliminary & Final Site Plan w/ Variances; 106 Mine Brook Road, B:97, L:3, Zone: D-C; Previously heard 9/15/22; *Scheduled to be continued 11/17/22.*

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

C. 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.*

D. 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.*

**9. Business of Visitors, second opportunity.**

**10. Executive Session:** As required.

**11. Adjournment:** *(Next scheduled meeting – Thursday, October 13 – 7:30 pm).*