

DRAFT-FOR REVIEW ONLY

2020 BOROUGH OF BERNARDSVILLE LAND USE ELEMENT AMENDMENT

BOROUGH OF BERNARDSVILLE
SOMERSET COUNTY, NEW JERSEY



B U R G I S
A S S O C I A T E S , I N C .



COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

B U R G I S
ASSOCIATES, INC.

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak, PP, AICP

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Borough of Bernardsville
Somerset County, New Jersey

Prepared for: Borough of Bernardsville Planning Board
BA# 3539.17

The original document was appropriately signed and sealed on September 17, 2020 in accordance with the State Board of Professional Planners and adopted by the Bernardsville Planning Board on _____.

John P. Stabo, Jr., PP, AICP
Professional Planner #3445

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Borough Engineer
Robert Brightly, P.E.
Ferriero Engineering, Inc.

Planning Consultant
John P. Szabo, Jr., PP, AICP
Burgis Associates

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I. INTRODUCTION

The Borough of Bernardsville Planning Board conducted its last master plan reexamination in 2016 which culminated in the adoption of a master plan reexamination report on December 15, 2016 entitled Borough of Bernardsville 2017 Master Plan Reexamination. The 2017 Reexamination Report reviewed the Borough's 2000 Comprehensive Master Plan as well as subsequent elements that were added to the plan including the 2004 Environmental Resource Inventory adopted on October 28, 2004, the Stormwater Management Plan adopted on March 5, 2005, the Housing Plan Element and Fair Share Plan adopted on November 17, 2005 and subsequently a new Housing Plan adopted on May 20, 2010.

The 2017 Reexamination reaffirmed the goals of the 2000 Master Plan. As a result of the identification of the Borough's downtown as a Town Center in the State Plan, the 2017 Reexamination also introduced new goals and policies specific to downtown development that were adopted by the Planning Board which included the following:

- To promote the downtown as the commercial and civic center of Bernardsville.
- To enhance the physical characteristics of the downtown through sign, façade, architecture and streetscape improvements.
- To improve the circulation patterns into and through the downtown.
- To create a pedestrian-friendly atmosphere in downtown, and
- To provide sufficient parking in the downtown by rationalizing land use with parking needs.

While the 2017 Reexamination Report identified goals related to downtown development, no specific recommendations were offered to guide redevelopment of the Borough's downtown to implement the goals of the master plan as recommended by the report.

The 2017 Reexamination Report also referenced the Borough's continuing effort to comply with the its constitutional mandate to provide affordable housing opportunities to low and moderate income households as required by the New Jersey Supreme Court Mount Laurel decisions. The 2017 Reexamination Report however, left this issue for future consideration as the Borough was proceeding with satisfying its obligation through the courts.

Subsequent to the adoption of the 2017 Reexamination Report, Borough undertook a number of significant planning initiatives. Since the 2017 Reexamination Report the Borough:

- Authorized the preparation of a draft downtown zoning ordinance prepared by Common Ground Urban Planning And Design dated September 23, 2019;
- Designated 65 Morristown Road (the Audi Site), Block 125 Lot 13 as an area in need of redevelopment and adopted a redevelopment plan pursuant to the State Local Redevelopment and Housing Law;
- Designated the Quimby Lane with associated parcels Block 70, Lots 1, 2, 3, 4, 5, 6, 6.01, 6.02, 6.03, 6.04, 6.05, 6.06, 6.07, and 6.08; Block 71, Lots 4, 5, 5.01, 6, 7, 8, 9, 10, 11, 12, and 13; Block 98, Lot 1; Block 124, Lot 1; and Block 144, Lot 1 as an area in need of redevelopment; and
- Adopted a 2018 Housing Element and Fair Share Plan to satisfy its affordable housing obligation under the New Jersey Supreme Court’s Mount Laurel Doctrine.

As a result of these planning initiatives, the Planning Board proceeded to prepare and adopt an updated master plan reexamination report pursuant to N.J.S.A. 40:55D-89 to acknowledge the changes occurring within the community and to make recommendations for changes to the Borough’s master plan documents, specifically, the Borough’s Land Use Element.

As a consequence of the adopted 2020 Master Plan Reexamination Report, this document is intended to amend the Borough’s Master Plan Land Use Element in order to implement the changes as recommended by the adopted 2020 Master Plan Reexamination Report.

II. GOALS AND OBJECTIVES

Consistent with the goals and objectives of the 2000 Master Plan as reaffirmed and supplemented by the 2017 and 2019 Reexamination Reports, the following goals and objectives are identified with this land use element amendment regarding the incorporation of a new downtown district with four subdistricts:

1. To promote the downtown as the commercial and civic center of Bernardsville;
2. To enhance the physical characteristics of the downtown through sign, facade, and streets-cape improvements;
3. To encourage architectural design that is consistent with the historical character of Bernardsville;
4. To create a pedestrian-friendly atmosphere in the downtown; and
5. To provide sufficient parking in the downtown.

In addition, the following goal is hereby added to the 2000 Master Plan:

To provide affordable housing opportunities to low and moderate income families in a manner that is consistent with the Borough's obligation as identified in the Borough's adopted 2018 Housing Element and Fair Share Plan.

III. PLAN COMPONENTS

Consistent with the recommendations made in the adopted 2020 Reexamination Report, the Land Use Element of the Master Plan is hereby amended to reflect and incorporate the following land use changes:

1. The Land Use Element is amended to implement the Borough's 2018 Housing Element and Fair Share Plan. Specifically, the Land Use Element is amended to identify the following areas as affordable housing sites:
 - a) Habitat for Humanity (Block 80, Lot 61) as a 4 unit townhouse development;
 - b) Childs Road (Block 62, Lot 2) as a 6 unit family rental;
 - c) North Finley Avenue (Block 125, Lot 25) as a 30 unit age-restricted development;
 - d) Mine Brook Road (Block 80, Lot 15.38) as a 16 unit family rental;
 - e) Pine II (Block 115, Lots 1 and 2) as an 8 unit family rental;
 - f) Quarry Site Overlay (Block 100 Lots 2, 2.23-2.49 and Block 145 Lots 1 and 2) as an overlay zone permitting inclusionary zoning pursuant to the 2018 HE&FSP: and
 - g) Quimby Lane Overlay (Block 71 Lots 4, 5, 5.01 and 6-11) as an overlay zone permitting inclusionary zoning pursuant to the 2018 HE&FSP.

2. The 2000 Master Plan as amended in 2004 included a Land Use Element which described the Borough's land use plan utilizing the zoning map as its format. The Land Use Element then goes on to describe the B-1, C-1, HD and OB commercial districts. As recommended by the 2020 Master Plan Reexamination Report the Land Use Element is hereby amended to reflect the following changes as described by the Draft Downtown Zoning Ordinance prepared by Common Ground Urban Planning and Design dated September 23, 2019.

The Land Use Element is hereby amended to reflect the elimination of the B-1, C-1, HD and OB commercial districts to be replaced by one Downtown District that will be divided into the following subdistricts:

- a) Downtown Core

- b) Downtown Corridor

- c) Downtown Gateway

d) Downtown Claremont Road

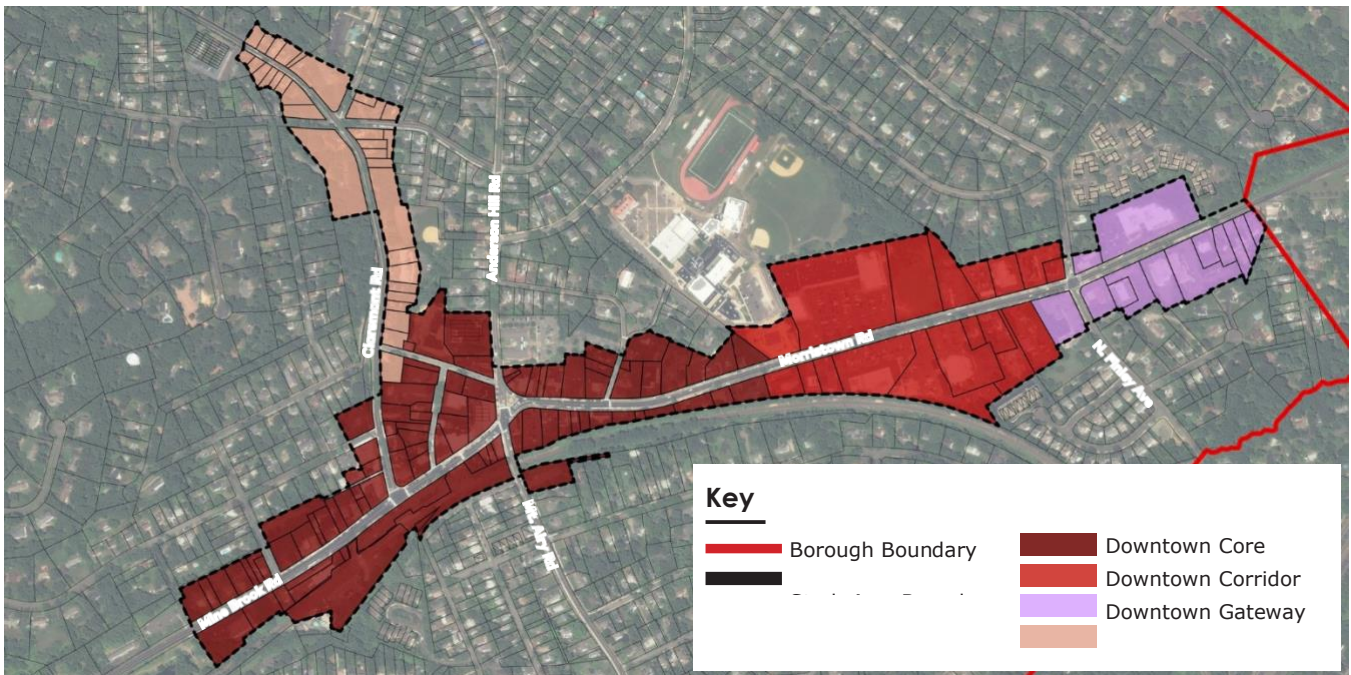
These land use designation amendments are as reflected in the mapping identified as Figure 1 in the Appendix.

3. The Land Use Element is hereby amended to incorporate the redevelopment area and plans for 65 Morristown Road and Quimby Lane.

APPENDIX

FIGURE 1 - LAND USE MAP AMENDMENTS

DOWNTOWN ZONE DISTRICT DESIGNATION



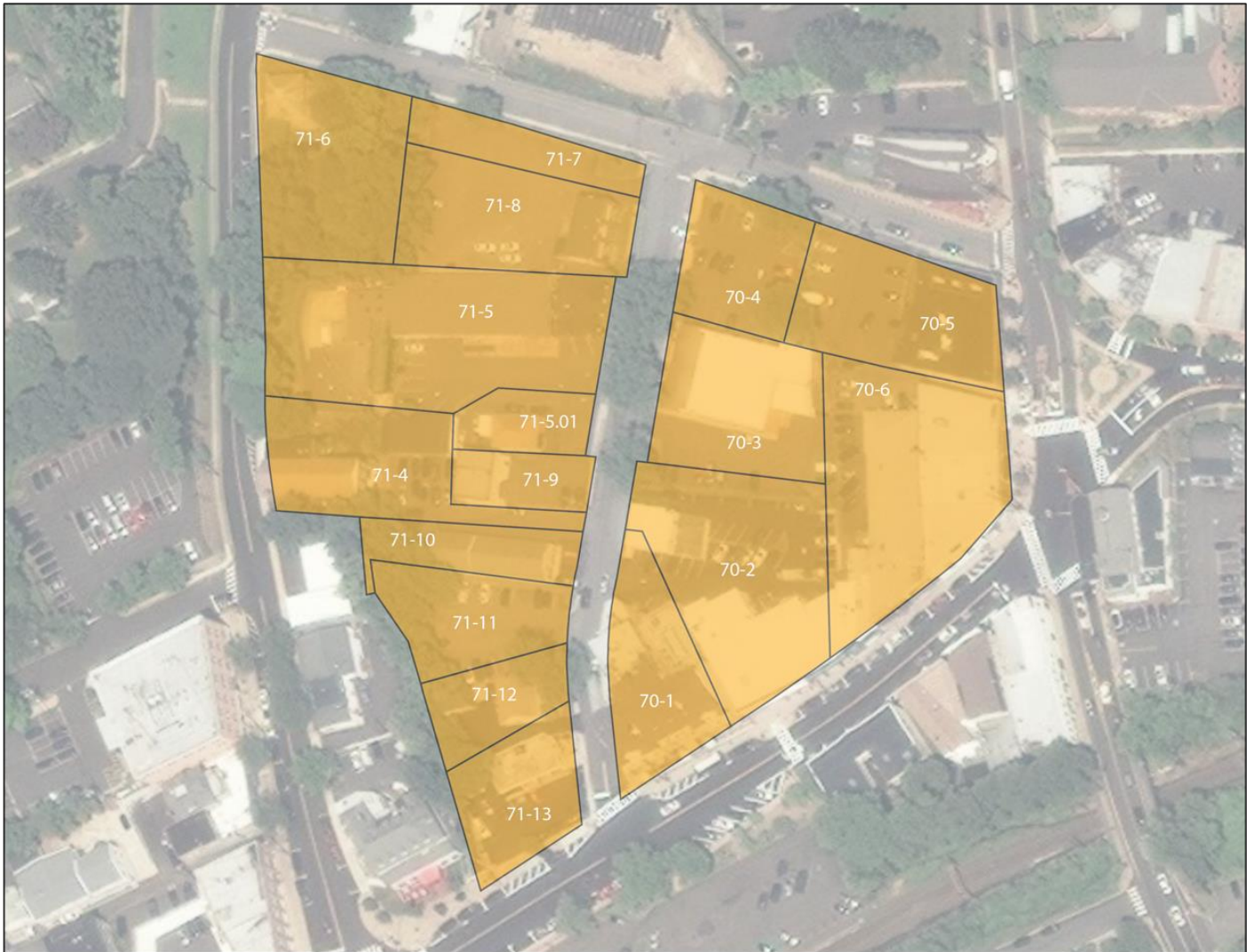
Source: Bernardsville Downtown Zoning District Draft Ordinance

65 MORRISTOWN REDEVELOPMENT AREA



Source: Adopted Redevelopment Plan – 65 Morrystown Road

QUIMBY LANE REDEVELOPMENT AREA



Source: Quimby Lane Redevelopment Investigation Report