

PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Agenda – December 1, 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 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 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 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:** None.
4. **Communications:**
 - A. 11/21/22 PI Study re 25 Claremont Rd. as AINR by John P. Szabo, Jr., PP, AINR.
 - B. 12/01/22 Draft Findings Resolution #2022-19 re: PI of 25 Claremont Rd. as AINR.
 - C. The New Jersey Planner, September/October 2022 VOL. 83, No. 5
 - D. 2023 Draft Planning Board Meeting Schedule.

5. **Business of Visitors not related to agenda.**
6. **Old Business:** Continued 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; Board's time to act (verbally) extended to 12/15/22; *Scheduled to be continued 12/1/22.* [Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, McQueen, Simoff and Thompson]
7. **New Business:**
 - A. Public hearing of Preliminary Investigation of 25 Claremont Rd., B:71 L:3 as Area In Need of Redevelopment per Council resolution #22-154; Presentation of 11/21/22 P.I. study by Board Planner Szabo and Consideration of draft findings resolution #2022-19; Study authorized by Planning Board 6/30/22; *Public hearing scheduled for 12/1/22.*
 - B. Review of 12/1/22 Bills List w/ Invoices (\$805.00).
8. **Upcoming Board Reviews/Public Hearings/Pending Applications:**
 - 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; Previously heard 9/29/22; *Scheduled to be continued 12/15/22.* [Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen, and Thompson]
 - B. Application #658 – UPTON PYNES REAL ESTATE, LLC – Preliminary & Final Major (7 lot) Subdivision w/ Variances & Design Waivers; 67 Ravine Lake Road, B:10, L:23, Zone: R-1-10; Received 10/24/22; *Pending completeness review.*
 - C. 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; *Pending completeness review.*
 - D. Public hearing of 7/28/22 draft Parks and Recreation Plan for master plan inclusion; 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:** Ongoing litigation re PW appeal of #SP-236 Community In Crisis.
11. **Adjournment:** *(Next scheduled meeting – Thursday, December 15 – 7:30 pm)*