

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – January 12, 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>**

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](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:** Temporary Chair Graham.
2. **Oaths of Office:**
  - A. Class I – Mayor: Mary Jane Canose
  - B. Class II – E.C. Member – Graham Macmillan, 1 yr. term
  - C. Class III – Council Member: Chad McQueen, 1 yr. term.
  - D. Class IV – Borough Resident: Robert Graham, 4 yr. term.
3. **Roll Call.**
4. **Election of Officers:**
  - A. Chair (*Robert Graham in 2022*).
  - B. Vice Chair (*Jeffery Horowitz in 2022*).
  - C. Secretary (*Frank Mottola in 2022*).

5. **Appointments:** Recording Secretary (*Frank Mottola in 2022*)
6. **Resolutions:**
  - A. #2023-01: Re-adoption of By-Laws (*last revised January 9, 2020*)
  - B. #2023-02: Board Attorney w/ proposed 2023 fee schedule.
  - C. #2023-03: Board Planner w/ proposed 2023 fee schedule.
  - D. #2023-04: Board Engineer w/ proposed 2023 fee schedule.
  - E. #2023-05: 2023 Schedule of Meetings.
  - F. #2023-06: Board Administrative Officer.
  - G. #2023-07: Official Newspapers.
7. **Committee Assignments:** Chair Assignments/Nominations (*All members assigned to both committees in 2022*).
  - A. Subdivision & Site Plan Review Committee (*Mary Kellogg 2022 Chair*).
  - B. Evaluation Committee (*Karen Gardner 2022 Chair*).
8. **Minutes:**
  - A. Review draft minutes of 12/1/22 meeting.  
*[Eligible to vote: Members: Gardner, Graham, Kellogg, Macmillan, McQueen, Simoff & Thompson]*
  - B. Review draft minutes of 12/15/22 meeting.  
*[Eligible to vote: Members: Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen & Simoff]*
9. **Communications:**
  - A. A. Suriano 1/10/23 transmittal of Introduced Ordinance #2023-1941 re: Council referral for Planning Board D26a master plan consistency review; Zone line change at 477-1 Mine Brook Rd., B:28 L:46.01 (*re: 12A*)
  - B. A. Suriano 1/10/23 transmittal of Introduced Ordinance #2023-1942 re: Council referral for PB D26a master plan consistency review; Zone line change at 70 Stonefence Rd., B:23, L:15 (*re: 13A*).
  - C. Draft 2023 Planning Board membership roster.
10. **Business of Visitors not related to agenda.**
11. **Old Business:** Memorialize Draft Resolution #SP-240 Greyfield Management, LLC; Preliminary & Final Multi-Family Residential Site Plan w/ Variances; 106 Mine Brook Road, B:97, L:3, Zone: D-C; Approved 12/1/22.  
*[Eligible to vote: Members: Gardner, Graham, Kellogg, McQueen, Simoff & Thompson]*
12. **New Business:**
  - A. D26a Master plan consistency review of introduced Ordinance #2023-1941 re: Zone line change at 477-1 Mine Brook Rd., B:28 L:46.01 and, consideration of PB Resolution #2023-08 finding ordinance #2022-1941 not inconsistent with the master plan; Public hearing scheduled for 1/23/23.
  - B. Review of 1/12/23 Bills List w/ Invoices.
13. **Board Reviews/Public Hearings/Pending Applications:**
  - A. D26a Master plan consistency review of introduced Ordinance #2023-1942 re: Zone line change at 70 Stonefence Rd., B:23, L:15; Public hearing scheduled for 1/23/23; Planning Board review scheduled for 1/26/23.

***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; Determined to be jurisdiction of and to be heard by Board of Adjustment.***

***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.***

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

**15. Executive Session:** Ongoing Litigation re: PW appeal of PB application #SP-236 Community In Crisis.

**16. Adjournment:** (Next scheduled meeting – Thursday, January 26 – 7:30 pm).