

PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Agenda – July 27, 2023
VIRTUAL ONLINE MEETING 7:30 PM
ZOOM MEETING #560 191 9633 ZOOM CALL-IN# 1-646-876-9923
<https://zoom.us/j/5601919633>

Until further notice, Bernardsville Land Use 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 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:** Review draft minutes of 7/13/23 meeting.
[Eligible to vote: Members Canose, Graham, Horowitz, Kellogg, Macmillan, McQueen, Otteau & Simoff].
4. **Communications:**
 - A. 7/11/23 A. Suriano email transmittal of introduced Ordinance #2023-1975 re: Amending Outdoor Dining Regulations. *(re #7B).*
 - B. 7/10/23 Burgis Associates Services Proposal re: Climate Change Hazard Vulnerability Study *(re: #7C)*
5. **Business of Visitors not related to agenda.**

6. **Old Business:** None.

7. **New Business:**

A. Application #SP-246 – FEST, LLC. – Addition & Renovation to Existing Mixed Use Bldg.; 12 Mine Brook Road, B: 99, L: 2, Zone: D-C; Received 2/6/23; Deemed incomplete 5/22/23; Waiver request & completeness determination scheduled to be heard 7/27/23.

B. D26 Master Plan Consistency Review Ordinance #2023-1975 – Amending Outdoor Dining Regulations; Introduced 7/10/23, Public hearing 8/14/23; PB review scheduled for 7/27/23.

C. 7/10/23 Burgis Associates Services Proposal re: Climate Change Hazard Vulnerability Study.

D. Consider issuance of Request for Proposal re: Zoning Ordinance Amendment Study re Regulation of Warehouses in I Zone.

E. Review 7/27/23 Bills List w/ Invoices. (\$5,458.00)

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

A. Continued Application #SP-238A – EQUINET PROPERTIES, LLC – AMENDED PRELIMINARY & FINAL RESIDENTIAL SITE PLAN w/ Variances & Design Waivers; 55 Claremont Rd., B:71, L:6, Quimby Lane Redevelopment Zone – Subarea 6; Revised documents submitted 3/16/23, Previously heard 5/11, 5/25 & 7/13/23; Scheduled to be continued 8/17/23.
[Eligible to vote: Members Canose, Graham, Horowitz, Kellogg, Otteau & Simoff].

B. Application #SP-247 – AR at BERNARDSVILLE, LLC – PRELIMINARY MAJOR SITE PLAN w/Variances & Design Waivers; 39 Olcott Sq. + 5 Morristown Rd.; B:125, L: 1-3, Zone: D-C; Received 3/21/23; Pending completeness review.

C. Application #SP-242AP+F Mine Brook Rd. Urban Renewal Assoc., L.P. – AMENDED PRELIMINARY & FINAL MAJOR (AFFORDABLE) MULTI-FAMILY SITE PLAN; Mine Brook Road, B:80, L:15.38, Zone: AH-3; Received 6/1/23; Deemed complete 7/25/23.

D. Application #SP-243AP+F Mine Brook Rd. Urban Renewal Assoc., L.P. – AMENDED PRELIMINARY & FINAL MAJOR (AFFORDABLE) MULTI-FAMILY SITE PLAN; 18 Mount Airy Road, B:124, L:1, Zone: AH-6; Received 6/1/23; Deemed complete 7/25/23.

E. Application #SP-244AP+F Mine Brook Rd. Urban Renewal Assoc., L.P. – AMENDED PRELIMINARY & FINAL MAJOR (AFFORDABLE) MULTI-FAMILY SITE PLAN; 63 Bernards Avenue, B:102, L:12, Zone: AH-7; Received 6/1/23; Deemed complete 7/25/23.

F. Application #SP-248 – 114 CLAREMONT, LLC – PRELIMINARY & FINAL MAJOR MULTI-FAMILY RESIDENTIAL SITE PLAN; 114 Claremont Road, B:37, L:17, Zone: D-CL, Received 6/1/23; Pending completeness review.

G. Application #660 – MEGALLA-WHITTAM – RE-SUBDIVISION / LOT LINE ADJUSTMENT w/ No Variances; 601 Mine Brook Rd., B:90, L:10, Zone: R-2 and 24-3 Douglass Ave., B:90, L:1, Zone: R-1; Received 6/21/23; Pending completeness review.

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

10. **Executive Session:** Ongoing Litigation – Community In Crisis.

11. **Adjournment:** *(Next scheduled meeting – Thursday, August 17 – 7:30 pm).*