

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – July 14, 2022**

**VIRTUAL ONLINE MEETING 7:30 PM**

**ZOOM WEBINAR ID: 829 9963 6216 Passcode: 269477 ZOOM CALL-IN# 1-929 205 6099**  
**<https://us06web.zoom.us/j/82999636216>**

During 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 THIS LIVE MEETING:** Members of the public, Board 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 829 9963 6216** with **Passcode 269477**.
2. If you are joining from a desktop or laptop computer with a web browser, open <https://us06web.zoom.us/j/82999636216>
3. If you are joining by phone, the phone-in number from the New York metro area is **1-929 205 6099**.

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 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](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:**
  - A. Review of 6/16/22 draft Meeting Minutes.  
*[Eligible to vote: Members Gardner, Graham, Kellogg, Macmillan, Simoff and Thompson]*
  - B. Review of 6/30/22 draft Meeting Minutes.  
*[Eligible to vote: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, Paluck, Simoff and Thompson]*
4. **Communications:** 7/1/22 P. Hoagland email re: Transmittal of 5/26/22 Open Space-Recreation Plan presentation to Planning Board.

5. **Business of Visitors not related to agenda.**
6. **Old Business:** Resolution of Dismissal w/ Prejudice #SP-238 Equinet Properties, LLC - Preliminary & Final Residential Site Plan w/ Variance; 55 Claremont Road, B:71, L:6, Zone: D-CL; *re: no PB jurisdiction determination on 6/16/22.*
7. **New Business:** Virtual Online Public Hearing re Preliminary Investigation of Area In Need of Redevelopment; 35 & 39 Olcott Square and 5 Morristown Road, Block 125, Lots 1, 2 and 3; Study presentation by Topology via Zoom Webinar; Scheduled to be heard 7/14/22.
8. **Board Reviews/Hearings/Pending Applications:**
  - A. D26a Master plan consistency review of Ordinance #2022-1926 – Fines for ordinance violations; Introduced 6/27/22; Public hearing by Council to be scheduled for 8/8/22; Planning Board review scheduled for 7/28/22.
  - B. Application #SP-239 Team Welsh, LLC - Preliminary & Final Site Plan w/ Variances; 13 Old Quarry Road, B:100, L:2.29, Zone: I; Received 4/7/22; Waiver requests, completeness determination & public hearing scheduled for 7/28/22.
  - C. Application #SP-242 – Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY & FINAL MAJOR (AFFORDABLE) RESIDENTIAL SITE PLAN; Mine Brook Road, B:80, L:15.38, Zone: AH-3; Received 6/30/22; Scheduled to be heard 8/11/22.
  - D. Application #SP-243 – Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY & FINAL MAJOR (AFFORDABLE) RESIDENTIAL SITE PLAN; 18 Mount Airy Road, B:124, L:1, Zone: AH-6; Received 6/30/22; Scheduled to be heard 8/11/22.
  - E. Application #SP-244 – Mine Brook Rd. Urban Renewal Assoc., L.P.; PRELIMINARY & FINAL MAJOR (AFFORDABLE) RESIDENTIAL SITE PLAN; 63 Bernards Avenue, B:102, L:12, Zone: AH-7; Received 6/30/22; Scheduled to be heard 8/11/22.
  - F. Application #SP-240 – Greyfield Management, LLC – Preliminary & Final Site Plan w/ Variances; 106 Mine Brook Road, B:97, L:3, Zone: D-C; Received 5/3/22; Public hearing scheduled for 8/25/22.
  - G. 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; Pending completeness review.
9. **Business of Visitors, second opportunity.**
10. **Executive Session:** As Required.
11. **Adjournment:** (Next scheduled meeting – Thursday, July 28 – 7:30 pm).