

**PLANNING BOARD**  
BOROUGH OF BERNARDSVILLE  
**Revised Agenda – February 22, 2024**  
**IN PERSON MEETING 7:30 PM**

Borough Hall - 166 Mine Brook Road, 2<sup>nd</sup> Floor, Bernardsville, NJ 07924

YouTube Live Stream for viewing access only (No public comment):

<https://www.youtube.com/@bernardsvilleboro/streams>

**A. STATEMENT OF ADEQUATE MEETING NOTICE - Chair Graham.**

**B. OATHS OF OFFICE**

- 1) Chad McQueen – Class III, One Year Term

**C. ROLL CALL**

- DeMarco    Gardner    Geller    Graham    Horowitz    McQueen    Simoff    Walden  
 Zazzarino

**D. APPOINTMENT OF PROFESSIONAL TRAFFIC EXPERT AND CORRESPONDING RESOLUTION**

**1) RESOLUTION NO. 2024-08**

Appointment of Jay S. Troutman, Jr., PE, Principal of McDonough & Rea Associates, Inc. as the Board’s Traffic Engineering Expert.

**E. MEETING MINUTES**

**1) October 26, 2023**

*Eligible Members: Graham, Horowitz, McQueen & Simoff*

**2) December 14, 2023**

*Eligible Members: Gardner, Graham, Horowitz, McQueen & Simoff*

**F. COMMUNICATIONS**

**1) ORDINANCE NO. 2024-1990**

AN ORDINANCE CONCERNING AFFORDABLE HOUSING SET-ASIDES AND SUPPLEMENTING AND AMENDING ARTICLE 13 OF THE BOROUGH LAND DEVELOPMENT REGULATIONS ENTITLED “AFFORDABLE HOUSING”

**G. BUSINESS OF VISITORS NOT RELATED TO AGENDA**

## H. OLD BUSINESS - RESOLUTION FOR ADOPTION

### 1) MINE BROOK ROAD URBAN RENEWAL ASSOCIATES

Mine Brook Road

Block 80, Lot 15.38

Application No. SP-242-APF

Grant of Amended Preliminary and Final Major Site Plan Approval, Bulk Variance relief pursuant to N.J.S.A. 40:55D-70(c)(2) and de minimum exception from the requirements of the New Jersey Residential Site Improvement Standards ("RSIS"), in connection with its proposal to construct a 100% affordable, twenty-six (26) unit, residential housing development with associated improvements, including a retaining wall, internal and outdoor parking areas, superintendent's residence, and a monument sign, on property situated in the AH-3 (Affordable Housing) Zone.

*Eligible Members: Gardner, Graham, Horowitz, Simoff & Zazzarino*

### 2) MINE BROOK ROAD URBAN RENEWAL ASSOCIATES

18 Mount Airy Road

Block 124, Lot 1

Application No. SP-243-APF

Grant of Amended Preliminary and Final Major Site Plan Approval, Bulk Variance relief and Exceptions from the requirements of the New Jersey Residential Site Improvement Standards ("RSIS"), to construct a 100% affordable multi-family rental housing project, with two 6-unit apartment buildings and with accompanying site improvements, including a paved parking and driveway area, trash enclosure, and a fifteen (15) square-foot monument sign, on property situated in the AH-6 (Affordable Housing) Zone.

*Eligible Members: Gardner, Graham, Horowitz, Simoff & Zazzarino*

## I. NEW BUSINESS

### 1) D26 MASTER PLAN CONSISTENCY REVIEW ORDINANCE NO. 2024-1990

AN ORDINANCE CONCERNING AFFORDABLE HOUSING SET-ASIDES AND SUPPLEMENTING AND AMENDING ARTICLE 13 OF THE BOROUGH LAND DEVELOPMENT REGULATIONS ENTITLED "AFFORDABLE HOUSING"

Council Introduced 1/22/24, Public hearing scheduled for 2/26/24. Planning Board Review Scheduled on 2/22/24

### 2) Review and Payment of Bills totaling \$3,216.25.

## J. PUBLIC HEARINGS

### 1) AR at BERNARDSVILLE, LLC

39 Olcott Square + 5 Morristown Rd.

Block 125, Lot 1-3 Zone: D-C

Application No. SP-247

The Applicant is seeking Preliminary Major Site Plan w/Variations & Design Waivers. Received 3/21/23; New application filed in accordance with adopted Redevelopment Plan received 9/29/23. Hearing commenced on February 8, 2023 and was continued to February 22, 2024.

**K. PENDING APPLICATIONS**

**1) EQUINET PROPERTIES, LLC**

55 Claremont Road (Situated within Subarea 6 of the Quimby Lane Redevelopment Zone)  
Block 71, Lot 6

Application No. SP-238A

Applicant is seeking Amended Preliminary & Final Residential Site Plan, Variations & Design Waivers; Revised documents submitted 9/18/23

Previously heard 5/11, 5/25, 7/13, 9/28 & 11/16 and continued to 1/11/2024 without need for further Notice. Letter dated 12/12/23 from Applicant's Attorney, Roy E. Kurnos granting the Board an Extension of Time to act on this application until 2/29/24 as the applicant is not yet ready to proceed.

*Eligible Members: Graham, Horowitz, McQueen, Otteau & Simoff*

**2) ANGELA CALZETTA & ADAM ZWEIG**

**Subject Properties:**

**99 Seney Drive Extension**

Block 35, Lot 9

Owners: Angela Calzetta & Adam Zweig

**8 Spruce Place**

Block 47, Lot 3

Owners: Kevin D. Canberg & Sarah M. Canberg

**12 Spruce Place**

Block 35, Lot 9.01

Owners: John Saur & Karllye Alvino

*Application was deemed incomplete on 2/1/2024.*

**L. BUSINESS OF VISITORS - Second Opportunity.**

**M. EXECUTIVE SESSION - As Required.**

**N. ADJOURNMENT**

Next scheduled meeting will be held IN-PERSON on Thursday, March 14th at 7:30 pm  
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924

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PB 2023-02-22 Agenda

Cc: Steven Warner, Esq. – Agenda & attachments  
John Szabo, PP. – Agenda & attachments  
Bob Brightly, PE – Agenda & attachments  
Craig M. Gianetti, Esq. - Agenda only, by email  
Nicole M. Magdziak, Esq. - Agenda only, by email  
John Inglesino, Esq. - Agenda only, by email  
Nancy Malool, Borough Administrator – Agenda only, by email  
Anthony Suriano, Borough Clerk – Agenda only, by email