

**PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Minutes – June 27, 2019
PUBLIC MEETING**

1. Statement of Adequate Meeting Notice: Read by Chairman Graham.

2. Roll Call:

Present – Members Gardner, Graham, Kellogg, O'Dea, Paluck, Sellers, Simoff and Thompson.

Absent – Mr. Horowitz.

Board Professionals present: Ms. Wolfe.

3. Minutes: Review 1/10/19 draft meeting minutes.

Upon review, Ms. Kellogg noted needed corrections to section 11B and asked that section 12 also be checked for accuracy.

Vice Chair Thompson declared the minutes approved as corrected.

4. Communications: The following were distributed to and acknowledged by the Board:

A. The New Jersey Planner, March/April 2019, Vol. 80, No.2.

B. 5/31/19 Fw email from B. Ableman to J. Szabo re Bernardsville Plan Endorsement. (re 6B.)

C. 6/25/19 Email from Burgis Associates (John P. Szabo, Jr., P.P.) to Mayor re Plan
Endorsement presentation follow-up. (re 6B.)

D. 6/25/19 Planning Board letter to M. Cozin & Old Colony neighbors re P.B. consideration of
additional screening at Bernardsville Centre.

5. Business of visitors not related to agenda: None.

6. Old Business:

A. Memorialize resolution #653 Kane Minor Residential Subdivision w/ variances;
74 Ballantine Road, B: 17, L: 38, Zone: R-1; Approved 5/23/19;

Upon discussion, the Board agreed with Mr. Simoff's suggestion that the resolution be amended on pages 3 and 17 to clearly establish that the front yard setback waiver granted is not from Ballantine Road but from the proposed private country lane easement.

Motion to adopt the resolution as amended: Mr. Simoff. Second: Ms. Gardner

Roll call vote:

All in favor: Members Gardner, Graham, Paluck, Sellers, Simoff and Thompson.

Those opposed: None.

B. Center Designation/Plan Endorsement status update by Mr. O'Dea.

Ms. Thompson commented that she attended the 6/24/19 Council meeting at which Mr. Szabo presented similar information that he previously presented to the Planning Board, about moving from center designation status to the state endorsed plan. She said Mr. Szabo remained neutral on whether he thought it would ultimately benefit the borough to expend the cost and effort to qualify. She noted two past grants, totaling \$500,000, that the borough had received for improving Olcott Square, the receipt of which were aided by the borough's town center designation. Mr. Szabo did not say that any grants are currently available but felt that

county grants would likely be more readily available than state grants. The borough currently receives DOT grants unrelated to either program. Per Mr. O'Dea, Mr. Szabo stated that there is an evaluation, pre-petition phase the borough could undertake to determine all of the requirements necessary for applying for plan endorsement. He estimated the cost to be \$3,000 to \$4000 and said his firm, Burgis Assoc., would provide a service proposal. He estimated the full application process could cost upward of \$50,000, over a year's time. Copies of the pre-petition services proposal sent to the Mayor the next day were provided to the Board. Upon review, the Board suggested that Council request additional detail and certain deliverables under the proposal's article III, including pros/cons for continuing the process, an outline of potential (monetary and/or non-monetary) returns to the Borough by obtaining Plan Endorsement, and a written recommendation on whether it would be in the Borough's best interest to proceed with the qualification process. Mr. O'Dea said he would relay the Board's feedback to the Mayor.

7. New Business: Review of 6/27/19 Bills List:

Motion to pay the bills in the amount of **\$6,965.24**: Ms. Sellers. Second: Ms. Thompson.

Roll call vote:

All members voted in the affirmative.

8. Evaluation Committee: None.

9. Subdivision & Site Plan Review Committee: Review 6/27/19 draft report.

Motion to approve the report as presented: Mr. Simoff. Second: Ms. Kellogg.

Voice vote:

All members voted in the affirmative.

10. Business of Visitors, Second Opportunity: None.

11. Executive Session: None.

12. Emergent Matters: Mr. Mottola noted that the public hearing for the Audi site redevelopment study is tentatively scheduled for the Board's July 25th meeting, provided the planning consultant can complete the work on time. Otherwise it will be held on August 22nd.

13. Adjournment: Chairman Graham adjourned the meeting at 8:18 pm.

Respectfully submitted,

Frank Mottola, Planning & Zoning Boards
Administrative Officer & Recording Secretary

Keywords: Kane-subdivision-Ballantine-plan- endorsement-center-designation-grants-Audi.