

PLANNING BOARD
BOROUGH OF BERNARDSVILLE
Minutes – October 8, 2020
VIRTUAL ONLINE PUBLIC MEETING

1. **Statement of Adequate Meeting Notice:** Read by Chairman Graham at 7:30 pm.

2. **Roll Call:**

Present – Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen, Paluck, Simoff and Thompson.

Absent – None.

Board professionals present: Attorney Amanda Wolfe, Planner John Szabo, Jr. and Engineer Robert Brightly.

3. **Minutes:** Review draft minutes of 10/1/20 meeting:

Upon review, one text change was requested. A motion to approve the minutes as revised was made by Ms. Kellogg and seconded by Ms. Gardner.

Voice vote:

All eligible members voted in the affirmative.

4. **Communications:** 9/29/20 A. Suriano email transmittal of Council introduced Ord. #2020-1852 in clean & red-lined versions with Downtown Boundary and Sub-districts maps (see 7A).

5. **Business of Visitors not related to agenda:** None.

6. **Old Business:** None.

7. **New Business:**

A. D26 Master plan consistency review of introduced Ordinance #2020-1852 - New downtown zoning ordinance; Introduced 9/28/20; Public hearing by Mayor & Council 10/13/20.

Ms. Wolfe appraised the Board of the status of the ordinance and the Board's role in moving it forward. Prior to the meeting she had prepared a draft resolution the Board could adopt should it find the ordinance not inconsistent with the master plan.

Mr. Szabo stated that due to the Board's extensive work in crafting the downtown ordinance and its recent adoption of a master plan reexamination and amended land use element, the proposed ordinance is consistent with current and past master plan documents. The ordinance has been only minimally revised since the Board sent it to the governing body. The revisions that have been made are not substantive and do not alter the policies or thoughts of the Board. These minor revisions include, the removal of redundant and/or conflicting definitions; the addition of mapping clarifications; the addition of improved language regarding the permitting process. Mr. Szabo advised that the ordinance before the Board is substantially what was recommended to the Council.

There were no questions or comments from members of the Board, other Board professionals or members of the public. A motion to adopt Planning Board resolution #2020-14 finding Ordinance #2020-1852 not inconsistent with the master plan was made by Mr. Horowitz and seconded by Mr. McQueen.

Roll call vote:

All in favor: Members Gardner, Graham, Horowitz, Kellogg, Macmillan, McQueen, Paluck, Simoff and Thompson.

Those opposed: None

B. Review of 10/8/20 Bills List:

Upon review a motion to pay the listed invoices in the amount of \$3,076.25 was made by Mr. Simoff and seconded by Ms. Thompson.

Roll call vote:

All members voted in the affirmative.

8. Pending Reviews/Public Hearings/Applications:

Application #656 BOROUGH OF BERNARDSVILLE – Minor (3 lot) Subdivision, 271 Mine Brook Road; B:81 L:6, Zone R1-A; Received 10/6/20; Scheduled to be heard 11/19/20.

Mr. Brightly and Mr. McQueen jointly explained that this is a minor, 3-lot subdivision of Borough-owned property. The site contains an existing residence and a guest cottage. An approximately 8.6 acre lot will be created to sell off the main residence. The guest house will remain on the property that will be retained by the Borough as open space. The approximately 33 acre property was purchased using open space funds. Ms. Gardner asked if revenue from the sale of the house lot goes back to the open space fund. As Mr. McQueen did not have a precise answer, he said one would be provided at the next meeting. He said it's complicated, it requires shifting money from various funds.

9. Emergent Matters: None.

10. Executive Session: None.

11. Business of Visitors, second opportunity: None.

12. Adjournment: The meeting was adjourned by Chairman Graham at 7:49 pm.

Respectfully submitted,



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

Keywords: downtown-ordinance-1852-master-plan-271-Mine-Brook-minor-subdivision-open-space.