

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Revised Agenda – March 14, 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. ROLL CALL**

☐ DeMarco ☐ Gardner ☐ Geller ☐ Graham ☐ Horowitz ☐ McQueen ☐ Simoff ☐ Walden  
☐ Zazzarino

**C. MEETING MINUTES**

**1) December 14, 2023**

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

**2) January 11, 2024** (Annual Reorganization Meeting)

Eligible Members: Gardner, Geller, Graham, Simoff, Walden, Zazzarino

**D. COMMUNICATIONS**

1) NJDOT Route 202 Traffic Notice dated 2024-03-11.

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

**F. OLD BUSINESS - RESOLUTIONS FOR ADOPTION**

None.

**G. NEW BUSINESS**

**1) D26 MASTER PLAN CONSISTENCY REVIEW  
ORDINANCE NO. 2024-1995**

AN ORDINANCE CONCERNING PAYMENTS TO MUNICIPAL PROFESSIONALS  
UNDER THE MUNICIPAL LAND USE LAW (“MLUL”)

Council Introduced 2/26/24, Public hearing scheduled for 3/25/24. Planning Board Review  
Scheduled on 3/14/24.

**2) Review and Payment of Bills totaling \$23,861.50**

## H. PUBLIC HEARINGS

### 1) 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 & Karlyle Alvino

This Lot Line Adjustment Application represents a settlement between the owners of 99 Seney Drive Ext., 12 Spruce Place and 8 Spruce Place, to resolve an ongoing dispute regarding access (vehicular and otherwise) from Spruce Place to the dwelling on 99 Seney Drive Ext., along the gravel path in the Seney Drive Extension ROW.

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

## I. BOARD REVIEWS / PUBLIC HEARINGS / PENDING APPLICATIONS

### 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/Variances & 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. Application was carried to March 28<sup>th</sup> without need for further notice.

Eligible Members: Gardner, Geller, Graham, Horowitz, McQueen, Simoff, Walden & Zazzarino

### 2) 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, Variances & 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. Applicant granted the Board an Extension of Time within which to decide the application until March 31, 2024.

Eligible Members: Graham, Horowitz, McQueen & Simoff

## J. BUSINESS OF VISITORS - Second Opportunity.

**K. EXECUTIVE SESSION - As Required.**

**L. ADJOURNMENT**

Next scheduled meeting will be held IN-PERSON on Thursday, March 28th at 7:30 pm  
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924

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Cc: Steven Warner, Esq. – Agenda & attachments  
Matt Flynn, Esq. – Agenda & attachments  
John Szabo, PP. – Agenda & attachments  
Bob Brightly, PE – Agenda & attachments  
Gregory D'Alessandro, Esq. - Agenda only, by email  
Nancy Malool, Borough Administrator – Agenda only, by email  
Anthony Suriano, Borough Clerk – Agenda only, by email