

**PLANNING BOARD**  
BOROUGH OF BERNARDSVILLE  
**Agenda – June 27, 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) April 11, 2024**

*Eligible Members: DeMarco, Geller, Graham, McQueen, Walden & Zazzarino*

**2) May 23, 2024**

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

**D. COMMUNICATIONS**

- 1) NJDEP Land Use Permit No. 1803-24-0001.1 LUP 240001 dated 2024-06-24;
- 2) Email dated 2024-06-13 from Roy Kurnos re: Equinet Properties, LLC

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

**F. OLD BUSINESS – None.**

**G. NEW BUSINESS**

- 1) **REVIEW AND APPROVAL OF BILLS IN AMOUNT OF \$ 18,220.75**

**H. REQUEST FOR EXTENSION OF TIME**

**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, 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. Applicant granted Board until June 30, 2024 to act on the application. Applicant has requested a further Extension of Time via Email dated 2024-06-13 from Roy Kurnos, Esq.

**I. 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/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. On March 25, 2024, the applicant requested an adjournment until April 25, 2024 and granted the Board until May 31, 2024 to act on the application. On April 22, 2024 the applicant requested an adjournment of the April 25, 2024 hearing and requested to be heard on May 9<sup>th</sup>. Application continued to June 13<sup>th</sup>, meeting cancelled due to lack of quorum. Application carried to June 27, 2024.

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

**J. BOARD REVIEWS / PENDING APPLICATIONS**

**1) EQUINET PROPERTIES, LLC**

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Eligible Members: Graham, Horowitz, McQueen & Simoff

**2) MICHAEL AND HEATHER ECKEL**

42 Maple Street

Block 113, Lot 15

Application No. 662

Applicants are seeking Subdivision Approval to create one (1) new lot for the construction of a single family dwelling. Application was received on March 14, 2024. Deemed incomplete.

Applicant in process of making revisions and will resubmit.

**3) PANIFICIO PUGLIESE, LLC**

53 Morristown Road

Block 125, Lot 11

Application No. SP-249

Applicant is seeking Preliminary and Final Major Site Plan Approval with Bulk Variance relief to convert the existing one-story (former garden center) building to a sit-down restaurant.

Application was received on April 4, 2024. Deemed incomplete. Applicant in process of making revisions and will resubmit.

**4) BENJAMIN ZEIDLER & KATHERINE D. O'CONNOR (Applicants)**

1-1 Mendham Road

Block 32, Lot 15

Application No. 663

Jeffrey W. Maddaluna (Adjoining Property Owner)

161 Claremont Road

Block 32, Lot 14

Applicants are seeking a Lot Line Adjustment for the conveyance of 12,917sf of land from the Maddaluna property to the Zeidler/O'Connor property. Both lots will comply with the ordinance, no variances will be created and no construction is proposed. Application received on April 4, 2024. Deemed incomplete.

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

**L. EXECUTIVE SESSION** – as needed.

**M. ADJOURNMENT**

Next scheduled meeting will be held **IN-PERSON** on Thursday, July 11th at 7:30 pm  
at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924

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Cc: Steven Warner, Esq. – Agenda & attachments  
John Szabo, PP. – Agenda & attachments  
Bob Brightly, PE – Agenda & attachments  
Jay Troutman, PE – Agenda & attachments  
Nancy Malool, Borough Administrator – Agenda only, by email  
Anthony Suriano, Borough Clerk – Agenda only, by email