

**BERNARDS TOWNSHIP  
PLANNING BOARD  
REGULAR MEETING  
MINUTES  
MARCH 2, 2010**

The Board Chairman called the meeting to order at 7:30 p.m. This meeting was video-streamed.

**ROLL CALL:**

Members present: Fonde, Huckins, Malay, Orr, Parsekian, Santoro, Spitzer, Winter, Bianchi, Gilmore

Members late: none

Members absent: Del Vento

Board Planner Frank Banisch, Board Engineer Tom Quinn, and Assistant Township Planner David Schley were also present.

**OPEN MEETING STATEMENT**

“In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this public hearing of the Planning Board of the Township of Bernards was posted on the bulletin board in the reception hall of the Municipal Building, Collyer Lane, Basking Ridge, NJ, was mailed to the Bernardsville News, Bernardsville, NJ, and to the Courier News, Bridgewater, NJ all on December 9, 2009, and was mailed to all those people who have requested individual notice and paid the required fee.

“The following procedure has been adopted by the Bernards Township Planning Board. There will be no new cases heard after 10:00 p.m., and no new witnesses or new testimony heard after 10:30 p.m.”

**APPROVAL OF RESOLUTION**

The Board presented Ken White with a plaque, gavel and a resolution, read by Mr. Winter, thanking him for his eight years of service to the Planning Board. Mr. White thanked the Board.

**APPROVAL OF MINUTES**

The motion was made by Mr. Santoro and seconded by Mr. Huckins to approve the minutes of October 28, 2009 as drafted.

Roll call:

Aye: Huckins, Parsekian, Santoro, Winter  
(Mr. Fonde, Mr. Malay, Mr. Orr, Mr. Spitzer, Ms. Bianchi, and Ms. Gilmore were ineligible to vote)

Motion carried

**APPROVAL OF CHARGES AGAINST ESCROW ACCOUNTS**

The motion was made by Mr. Orr and seconded by Mr. Malay to approve the charges submitted by Banisch Associates for October and December 2009, by John Belardo, Esq.

for January 2010, by EKA Associates for February 1-15, 2010 and by David Schley for February 2010.

Roll call:

Aye: Fonde, Huckins, Malay, Orr, Parsekian, Santoro, Spitzer, Bianchi, Winter  
Motion carried

Peter Winter announced that the application by Bishop Janes United Methodist Church for minor subdivision of Block 1510, Lot 3 was carried to May 4, 2010, said request being made by the applicant.

**PUBLIC HEARING – FELLOWSHIP VILLAGE, Inc. – Block 9301, Lot 33 – 8000 Fellowship Road – Preliminary and Final Site Plan Approval (Community Center Addition)**

Mr. Winter recused himself from this application. On a motion by Mr. Orr, seconded by Mr. Spitzer, Mr. Fonde became acting chair.

Vincent Bisogno, Esq. represented the applicants, He briefly described the nature of the application and explained that the 1998 resolution granting site plan approval for the applicant specified no expansion of the core service space.

He presented Brian Lawrence, treasurer and CEO of Fellowship Village who was sworn in. Mr. Lawrence said that the application was to expand the size of the center by 1350 sq ft to provide a larger serving area and space for residents to access this area. He stated that there would be no additional units or residents. He responded to Comment #8 in Mr. Banisch's February 28, 2010 memo and indicated which areas were the terrace, patio and dining areas.

Public hearing was opened for questions of this witness.

- Ellen Pinson, 99 Allen Road – asked about the view residents have from the dining room

Hearing no further questions, the public portion of this hearing on this testimony was closed.

Quenn de Menna, architect, RLPS architects, Lancaster, PA, was sworn in. He presented Exhibit A-1, a hard copy of the Power Point presentation. He explained that the existing dining area has a total of 234 seats, 114 seats in one dining room, 34 in another dining area and 86 in the café area. Fellowship Village wants to expand the café area, and to give a updated look to the dining area.

Board members asked about architectural details, any increase in the number of employees, and the improvement to circulation within the room.

Public hearing was opened for questions of this witness.

- Ellen Pinson, 99 Allen Road – asked if an additional entry would be constructed onto the terrace. She noted that trees planted on the south side of the property to screen her property had died. Mr. Bisogno said that the applicant would replace any dead trees, in compliance with the 1998 resolution.

Hearing no further questions, the public portion of this hearing on this testimony was closed.

Kevin Page, PE, Page Engineering Associates, Warren, NJ was sworn in. He described existing conditions including the total acreage and wetlands. He said this expansion would be built on an existing patio. He said there would be no additional parking.

Mr. Page said the applicant would comply with all of the recommendations in Mr. Quinn's February 24, 2010 memo, in Mr. Banisch's February 28, 2010 memo, and in Mr. Schley's February 23, 2010 memo.. Mr. Page discussed how the proposed expansion of the dining area was not an expansion of core services.

Public hearing was opened for questions of this testimony. Hearing none, the public portion of this hearing on this witness was closed. Public hearing was opened for comments on the application. The following spoke:

- Corrine Guntour, president of the Fellowship Village Residents Association was sworn in. She spoke about the need to renovate the space in the café area. She said that residents wanted this change.
- Nina Updegrave, Vice President of Marketing, Fellowship Village, was sworn in. She said this updating was needed because residents wanted more choices in their dining facilities.
- Thomas Swan, resident of Fellowship Village, was sworn in. He said the Township should be proud that Fellowship Village was part of Basking Ridge.

Hearing no further comments, the public portion of this meeting on this application was closed.

Mr. Koenig listed the conditions of approval including that exterior lighting was limited to security lights and soffit lights, compliance with 1998 approval concerning a tree buffer, and compliance with the comments in Mr. Schley's February 23, 2010, Mr. Banisch's February 28, 2010 and Mr. Quinn's February 24, 2020 reports. Board members noted their support of the proposed change to the community center.

The motion was made by Mr. Spitzer and seconded by Mr. Orr to direct the Board attorney to draft a resolution approving this application subject to the conditions discussed.

Roll call:

Aye: Huckins, Malay, Orr, Parsekian, Santoro, Spitzer, Bianchi, Gilmore,  
Fonde

Motion carried

Mr. Winter returned to the Board.

**MASTER PLAN DISCUSSION**

- Green Building & Environmental Sustainability Plan Element, Draft #3

Board members discussed the changes made by Mr. Banisch to this draft and deemed it ready to be posted on the Township web site. Mr. Winter said the public hearing on the Master Plan would be on March 16, 2010 and would be on all of the elements. Board members noted that members of the public should be aware that the March 16<sup>th</sup> meeting may be the only public hearing on the Master Plan.

**Comments from Members**

Mr. Winter noted that site visits will be needed for some of the new applications.

**Comments from Staff**

Ms. Florio reminded those Board members who were registered that the re-scheduled NJPO class is this coming Saturday.

Having no further business to discuss, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Frances Florio  
Secretary to the Board