

**BERNARDS TOWNSHIP
PLANNING BOARD
REGULAR MEETING
MINUTES
JUNE 8, 2010**

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

ROLL CALL:

Members present: Fonde, Malay, Santoro, Spitzer, Winter, Gilmore
Members late: Parsekian (7:44 p.m.); Bianchi (7:45 p.m.)
Members absent: Del Vento, Huckins, Orr
Board Attorney Stuart Koenig (7:43 p.m.), Board Planner David Banisch, Board Engineer Tom Quinn (7:42 p.m.), 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, to the Courier News, Bridgewater, NJ, and to the Star-Ledger, Newark, NJ, all on January 11, 2010, 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 MINUTES

The motion was made by Mr. Malay and seconded by Mr. Santoro to approve the minutes of April 6, 2010 as amended.

Roll call:

Aye: Malay, Santoro, Spitzer, Gilmore, Winter
Abstain: Fonde
Motion carried

APPROVAL OF CHARGES AGAINST ESCROW ACCOUNTS

The motion was made by Mr. Fonde and seconded by Mr. Malay to approve the charges submitted by John Belardo, Esq. for April 2010, EKA Associates for May 2010, Stuart Koenig, Esq. for March 2010, and David Schley for May, 2010.

Roll call:

Aye: Fonde, Malay, Santoro, Spitzer, Gilmore, Winter
Motion carried

Mr. Malay moved and Mr. Santoro seconded to amend the agenda and to discuss Item #8 at the beginning of the meeting.

Selection of Landscape Sub-Committee for cottage renovation at Albrook School

Mr. Schley asked for volunteers to serve on this committee. Mr. Fonde, Mr. Malay and Mr. Winter volunteered.

Mr. Koenig joined the meeting.

CONTINUED PUBLIC HEARING – Jaffa Building, LLC – Block 11401, Lots 36 & 37 – 16 & 20 Harvest Way – Minor Subdivision and Bulk Variance

John Dusinberre, Esq. represented the applicants. He noted that the applicant had last been before this Board in February. He said amended plans had been submitted and the variance for lot width for Lot 36 eliminated. He said relief from the maximum permitted lot yield for the two lots remained. He emphasized that these are two existing lots and not one large lot.

Ms. Parsekian and Ms. Bianchi joined the meeting.

Richard Keller, PE, previously sworn in, said that the proposed minor subdivision would add 9000 sq ft from Lot 36 to Lot 37 and eliminate a lot width variance for Lot 37. However, the total tract contains only 3.55 acres of unconstrained land and does not meet the required 4.0 acres. He said the submitted plans showed a house footprint of approximately 100 ft by 50 ft.

Board members asked about the proposed storm water management/rain gardens and if their size and location would affect the improvable lot area for lot 37. Mr. Keller said that their plans were designed for 7% lot coverage. The applicant agreed to revise and design the storm water management system for 15% lot coverage. There was discussion over the Board's desire to see more detailed plans so that a future homeowner would not have to go to the Board of Adjustment for a variance.

Mr. Koenig clarified how the calculation of lot yield affects this application.

Mr. Keller addressed the comments in Mr. Quinn's June 7, 2010 review. He said the applicant would comply with all of the comments and would request a waiver from RSIS for #4. He addressed the comments in Mr. Schley's May 25, 2010 review and said they would comply with all but the request for finished grade (Comment #8). Mr. Keller said the applicant would comply with all the comments in Mr. Banisch's June 7, 2010 review. Mr. Dusinberre said the applicant would submit revised plans. Mr. Koenig announced that the application would be carried to July 20, 2010. The applicant agreed to an extension of time to act to July 21, 2010.

Mr. Spitzer and Mr. Malay left the meeting.

PUBLIC HEARING – CHURCH OF OUR LADY OF PERPETUAL HELP – Block 2301, Lot 23 – 45 Mt. Airy Road – Preliminary and Final Site Plan for Niche Garden in Holy Cross Cemetery

Mr. Winter recused himself from voting on this application. On motion by Mr. Santoro, seconded by Ms. Parsekian, Mr. Fonde was appointed to chair this portion of the meeting.

Vincent Bisogno, Esq. represented the applicant. He said the application was for a niche garden with space for 224 niches adjacent to the existing mausoleum.

Mr. Bisogno presented Paul Keating, Basking Ridge, member of the cemetery committee. Mr. Keating explained that the cemetery serves six parishes and includes approximately 6000 graves, 3000 of which are occupied, 2300 are sold. He said that 600 graves were left in addition to 711 crypts and 80 niches in the mausoleum. He noted that the proposed niche garden would provide for 224 additional niches. He presented Exhibit A-1, architectural elevations and floor plan. He said this had been revised since the application was submitted. These new design showed two structures six ft high and 17 ft long but at the same width of 2.8 ft. Mr. Keating said no additional parking spaces would be needed.

Anthony Gianforcaro, architect, Chester, NJ, was sworn in. He described existing conditions and the uses on adjacent properties. He said the visual effect of the niche garden was to look toward the mausoleum. He said this was two structures four niches high and 14 niches long and would be constructed of concrete with granite and marble veneer.

Mr. Gianforcaro addressed the comments in Mr. Quinn's June 7, 2010 review. He said the project did not require additional stormwater management but they would add a dry well if needed. He said the applicant would comply with all of the other comments. He said the applicant would comply with all the comments in Mr. Banisch's June 8, 2010 and in Mr. Schley's May 25, 2010 memos.

Public hearing was opened for questions and comments on the application. Hearing none, the public portion on this application at this hearing was closed.

The motion was made by Ms. Bianchi and seconded by Ms. Gilmore to approve the application subject to the comments in Mr. Quinn's June 7, 2010, Mr. Banisch's June 8, 2010 and Mr. Schley's May 25, 2010 memos, and as per the plans submitted at the meeting.

Roll call:

Aye: Parsekian, Santoro, Bianchi, Gilmore, Fonde

Motion carried

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

Respectfully submitted,
Frances Florio, Secretary to the Board