BERNARDS TOWNSHIP
PLANNING BOARD
REGULAR MEETING
MINUTES
February 2, 2016

The Chairman called the regular meeting to order at 7:45 p.m. The meeting was video-streamed and broadcast.

OPEN MEETING STATEMENT
“In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this special 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 January 11, 2016, and was electronically mailed to all those people who have requested individual notice.

“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.”

ROLL CALL:
Members present: Alper, Axt, Baldassare, Harris, Piedici, Santoro, Ross, Plaza
Members late: none
Members absent: Kleinert; Malay; Moschello; on motion by Baldassare, seconded by Piedici, the absences of Ms. Kleinert, Mr. Malay and Mr. Moschello were excused.

Board Attorney Jonathan Drill, Esq., Board Engineer Tom Quinn, Board Planner David Banisch, and Township Planner David Schley were also present.

APPROVAL OF CHARGES AGAINST ESCROW ACCOUNTS
The motion was made by Ms. Alper and seconded by Mr. Santoro to approve the charges submitted by Banisch Associates for September to December, 2015, EKA Associates for December 16-31, 2015, Jonathan Drill, Esq. for December 2015 and January 2016, and David Schley for January 2016.
Roll call:
   Aye: Alper, Axt, Baldassare, Harris, Piedici, Santoro, Ross, Plaza
Motion carried

COMPLETENESS REVIEW – Genesis Property Management, LLC (PB15-006) – Block 11201, Lot 4 – 140 Allen Road – Preliminary and Final Site Plan with Bulk Variances
Mr. Schley said he had issued a completeness review memo on January 21, 2016 that stated six items had not been submitted. Since then all of the required items have been received. Nicole Magdziak, Esq. appeared for the applicant. It was decided that the public hearing for this application will be scheduled for April 19, 2016.
The motion was made by Ms. Alper and seconded by Ms. Piedici to deem the application complete.
Roll call:
  Aye:  Alper, Axt, Baldassare, Harris, Piedici, Santoro, Ross, Plaza
Motion carried

CONTINUED PUBLIC HEARING – Fellowship Senior Living, Inc. (PB13-006) – Block 9301, Lot 33 – 8000 Fellowship Road – Preliminary and Final Site Plan Approval (Community Center & Health Center Additions)
Mr. Baldassare left the hearing since he is ineligible to vote on this application.

Vincent Bisogno, Esq. represented the applicant. He presented Mr. Gary Dean, PE, traffic engineer, previously sworn in, who said revised parking plans had been submitted to the Board on January 20, 2016. Mr. Dean said the plan for Area A demonstrates compliance with ordinance requirements for parking space size showing the grassed parking spaces on the Oval to be 9-ft x 20-ft. He said all other parking spaces were 9-ft x 18-ft with a 2 ft overhang. Mr. Dean said the revised plan for Area B by the Health Center shows 123 parking spaces. A total of five are allotted for physical therapy patients and are 10-ft in width. The number of compact spaces (8-ft x 18-ft) has been reduced to 36.

Mr. Bisogno said Mr. Dean and Mr. Banisch had discussed the parking management plan; Mr. Banisch issued a memo reflecting this discussion on January 31, 2016. There was discussion over the Board’s recommendation to provide additional over-sized parking spaces in the Health Center parking lot for individuals with mobility issues. Mr. Dean noted that the challenge would be to control the use of these spaces; he said the applicant has the responsibility to manage this use. Mr. Dean said he had not looked at the total number of handicapped spaces at Fellowship Senior Living (FSL); he said there were eight at the Health Center. There was discussion on whether striping or signage should be used to identify the wider spaces. Mr. Dean did not know how many FSL residents drive to the Health Center.

Ms. Axt said she visited FSL during the past month. She said she saw cars parked in fire lanes, thus impeding safe and efficient vehicular traffic. She said she could not vote in favor of this application unless a revised parking management plan was submitted. There was discussion on the appropriate number of parking spaces for the Health Center lot.

Mr. Banisch recommended that a parking management plan be submitted with testimony on the use of the theatre versus the use the Health Center. Mr. Dean said the proposed additional spaces by the Community Center will address the current short-fall.

There was discussion on the advantages of angled versus straight-on parking around the Oval. It was noted that angled parking works well with one-way traffic flow.
The Board, based on three straw polls, recommended 1) that the applicant submit a revised parking management plan in advance of the next hearing, 2) that 10-ft wide parking spaces be added by the Health Center and the Community Center, and the compact car spaces be eliminated, 3) that five parking spaces be reserved in the Health Center lot for therapy patients; and 4) that five parking spaces at the Health Center be 10-ft in width. Board members emphasized that the allocation of parking spaces was more critical than the addition of more parking spaces. Board members, by a majority vote, said that 603 spaces was a sufficient number. Mr. Dean said he would submit revised plans.

Public hearing was opened for questions of Mr. Dean’s testimony at this meeting. The following residents spoke:

- Eleonore Dorland, 1215 Fellowship Road, was sworn in. She has lived at FSL for five years. She expressed her support for the proposed expansion and additional parking spaces. She noted her concern that everyone will leave the theater around 10:30 p.m. and cause noise disturbance to residents who live near the theater. She said these plans had been under discussion for several years with no consideration for its impact on residents.
- Wendy Potter, Mendham, NJ, was sworn in. She said she was the daughter of two residents of FSL. She recommended that a time study be done to assess parking around the Oval, particularly at dinner time (6:00 to 8:00 p.m.) as well at other times. She noted that while FSL met ADA regulations concerning the number of handicapped spaces, the number of FSL residents that need those spaces is higher than the requirement. She noted her concern that up to 20 parking spaces by the Oval will be used by theater orchestra and performers. Mr. Bisogno asked how she knew the size of the cast and orchestra. Ms. Potter referred to the website for Trilogy.
- Carol Auten, 3203 Fellowship Road, was sworn in. She said she will see the theatre and the additional cars from her unit.
- Steven Fulda, 4122 Fellowship Road, was sworn in. He said, based on his bike rides throughout FSL that by 3:00 p.m. there are 20 to 30 spaces available in the Health Center lot. He stated that he is on the board for the Light Opera Company and that they have decided to not use the proposed theater for financial reasons.
- Debbie Schenker, 106 Alexandria Way, was sworn in. She said that relatives of hers live at FSL. When those relatives spent six months at the Health Center, she noticed the inadequate parking. She said she had to park illegally.
- Ruth Paradise, 6211 Fellowship Road, was sworn in. She said she had been a resident at FSL for nineteen years. She was worried about asking Bernards Township (BT) police to enforce parking regulations; she said parking issues had previously been handled in-house. There was discussion between Mr. Drill and Mr. Bisogno on this issue. Mr. Bisogno said BT police have always enforced moving violations at FSL.
- Henri Barre, 165 South Maple Avenue, was sworn in. He thought the applicant’s plan showed a sufficient amount of additional parking spaces.
- Ron Whalin, 2131 Fellowship Road, was sworn in. He said he was on the Residents Association. He noted that he had seen a facility like FSL in Chester, CT that had a theater larger than the one proposed.
- Joan Dersh, 3221 Fellowship Road, was sworn in. She said she was on the Residents Council and has been a resident at FSL for ten years. She expressed her support for the proposed changes.
- Barbara Chittenden, 1105 Fellowship Road, was sworn in. She said FSL residents use their cars to get around the campus and there is a need for more parking by the Oval.
- Elizabeth Ryman, 6104 Fellowship Road, was sworn in. She said there were parking problems in all parts of FSL.

Hearing no further questions, the public portion of this hearing for questions of Mr. Dean’s testimony at this meeting was closed.

Mr. Bisogno said the applicant would submit revised plans by March 12, 2016. He asked that May 3, 2016 be reserved for this application and extended the time to act to June 30, 2016. Mr. Plaza announced that the next hearing would be on March 22, 2016, no further notice required, for testimony and cross examination of Mr. Dean. There was agreement that Mr. Bisogno will be given 30 minutes for his closing statement and Mr. Hartmann will get the same amount of time.

**Closed Session – Discussion of Employment and Appointment of Banisch Associates as Planning Board Planner**

The Closed Session was not held and was carried to the next meeting

There being no further business, the meeting was adjourned at 10:28 p.m.

Respectfully submitted,

Frances Florio
Secretary to the Board