

# **BERNARDS TOWNSHIP**

## **PLANNING BOARD**

### **MINUTES**

Regular Meeting  
August 6, 2019

Chairwoman Piedici called the meeting to order at 7:30 PM.

### **FLAG SALUTE**

### **OPEN PUBLIC MEETING STATEMENT**

Chairwoman Piedici read the following open meeting and procedural statement:

"In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this regular meeting 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 sent to the Bernardsville News, Whippany, NJ, and to the Courier News, Bridgewater, NJ, on January 9, 2019; and was electronically mailed to 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 PM and no new witnesses or testimony heard after 10:30 PM.

### **ROLL CALL:**

Members Present: Asay, Crane, Esposito, Harris, Hurley, Mastrangelo, Piedici, Zaidel  
Members Absent: Coelho, Damurjian  
Members Late: McNally (7:36 PM)  
Also Present: Board Attorney, Jonathan E. Drill, Esq.; Township Planner, David Schley, PP, AICP;  
Board Secretary, Cyndi Kiefer

Moved by Mr. Zaidel, seconded by Mr. Hurley, all in favor and carried, that the absence of Mr. Damurjian be excused.

### **APPROVAL OF MINUTES**

**July 16, 2019 – Open Session – Regular Meeting** - On motion made by Committeeman Esposito and seconded by Mr. Crane, all in favor and carried, the minutes were approved as drafted.

Mr. Crane recused himself and left the room.

Mr. McNally arrived at 7:36 PM.

### **APPROVAL OF RESOLUTION**

**Resolution #19-06** – Award of Change Order #1 – Professional Services Contract for the Planning Board Planner to increase the "not-to-exceed" amount to \$15,000.

Ms. Mastrangelo moved to approve the resolution as drafted. Mr. Hurley seconded.

Roll Call: Aye: Asay, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
Nay: NONE

Motion carried.

### **COMPLETENESS HEARING**

**Mountainview Corporate Center LLC**; Block 11301, Lots 1 & 5; Mountain View Blvd; Preliminary/Final Major Site Plan, Preliminary/Final Major Subdivision, Bulk Variances; #PB19-003

Present: Nicole M. Magdziak, Esq., Attorney for the Applicant Corporation

Nicole M. Magdziak, Esq., attorney with the firm of *Day Pitney LLC*, Parsippany, NJ, entered her appearance on behalf of the applicant corporation, Mountainview Corporate Center LLC. She stated that the applicant was not requesting any checklist submission waivers and referred to a memo issued earlier that day by Mr. Schley entitled "Completeness Review - Revised Submission #2" which confirmed that all applicable items had been submitted.

Ms. Mastrangelo moved to deem the application complete. Ms. Asay seconded.

Roll Call: Aye: Asay, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
Nay: NONE

Motion carried.

September 17, 2019 was assigned as the date for the public hearing.

Mr. Crane returned to the room.

### **PUBLIC HEARING – MODIFICATION OF CONDITION OF APPROVAL**

**Bell, C. & CC Edwards Developers**; Block 7702, Lots 10 & 11; 3526 & 3536 Valley Road; Final Major Subdivision; Extension of Time to obtain signatures on all plans and documents; #PB17-008B

Present: John P. Gallina, Esq., Attorney for the Applicants

John P. Gallina, Esq., attorney with an office address of Flemington, NJ, stated that because the contract purchaser for the property had withdrawn from the agreement, the applicants were requesting an extension of time to find another buyer who would then sign the final plans and documents. Mr. Drill advised that although the applicants could sign them, they would be required to post monies and then revise the paperwork once the property was sold. Mr. Gallina stated that the applicants preferred to wait and let the new owner perfect the subdivision.

Mr. McNally moved to grant a one (1) year extension to July 16, 2020. Committeewoman Harris seconded.

Roll Call: Aye: Asay, Crane, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
Nay: NONE

Motion carried.

### **2019 MASTER PLAN REEXAMINATION REPORT DISCUSSION**

Chairwoman Piedici stated that since David Banisch, Board Planner, had been unable to complete his memo, the discussion of Section XII – Farmland Preservation Plan Element and Section XIII – Green Buildings and Environmental Sustainability Plan Element, scheduled for tonight had been postponed until the next meeting, August 20, 2019.

### **COMMENTS FROM STAFF** - NONE

### **COMMENTS FROM BOARD MEMBERS**

Mr. Crane congratulated Chairwoman Piedici on receiving an award from the New Jersey Planning Officials for Achievements in Planning.

### **ADJOURN**

On motion by Mr. Crane, seconded by Ms. Asay, all in favor and carried, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

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Cyndi Kiefer, Secretary  
Township of Bernards  
Planning Board

*Approved as written 08/20/2019*

08-07-19 v2 dsjdkp