

TOWNSHIP OF BERNARDS

PLANNING BOARD

MINUTES v2 REGULAR SESSION

June 21, 2022

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

FLAG SALUTE

Chairwoman Piedici read the following open meeting and procedural statements:

OPEN MEETING STATEMENT

"In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this 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 mailed to the Bernardsville News, Whippany, and to the Courier News, Bridgewater on January 19, 2022 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 testimony heard after 10:30 p.m."

OATHS OF OFFICE (administered prior to the meeting)

- Daniel Eorio, Class IV, Regular Member, filling unexpired four-year term (Crane) expiring 12/31/2024
- Jerry Mallach, Class IV, Alternate 1, filling unexpired two-year term (Eorio) expiring 12/31/23
- John Ladyzinski, Class IV, Alternate 2, filling unexpired two-year term (Mallach) expiring 12/31/2022

ROLL CALL

Members Present: Crane, Damurjian, Eorio, Ladyzinski, McNally, Mallach, Manduke, Mastrangelo, Piedici Seville

Members Absent: Baumann

Also Present: Board Attorney, Jonathan E. Drill, Esq.; Township Planner, David Schley, PP, AICP; Board Planner, David Banisch, PP, AICP; Board Secretary, Cyndi Kiefer

Moved by Ms. Mastrangelo, seconded by Ms. Manduke, all eligible in favor and carried, that the absence of Mr. Baumann be excused.

Mr. Crane recused himself from the following hearings and left the room.

COMPLETENESS HEARING

United States Golf Association; Block 9601, Lot 5.01; 77 Liberty Corner Road; Amended Preliminary/Final Site Plan; PB22-003

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

Nicole Magdziak, Esq., attorney with the firm of *Day Pitney LLP*, Parsippany, NJ entered her appearance on behalf of the Applicant. Mr. Schley confirmed that all outstanding items listed in his Completeness Memo dated 06/14/2022 had been submitted.

Ms. Mastrangelo moved to deem the application complete. Mr. Seville seconded.

Roll call: Aye: Damurjian, Eorio, Ladyzinski, McNally, Mallach, Manduke, Mastrangelo, Piedici, Seville

Nay: NONE

Motion carried.

A hearing date of August 2, 2022 was scheduled.

HEARING – Modification of Conditions

- Bernards Plaza Associates LLC; Block 8501, Lots 39, 43, 44; 403 King George Road; Extension of Time to Sign Plans; PB20-003A
- Bernards Plaza Associates LLC; Block 8501, Lots 39 & 43; 403 King George Road; Extension of Time to Obtain Permanent Certificate of Occupancy; PB18-005A

Present: Danielle Kinback, Esq., Attorney for the Applicant
Joseph Korn, Project Manager for the Applicant

Mr. Schley, Mr. Banisch and Mr. Korn were duly sworn.

Danielle Kinback, Esq., attorney with the firm of *Bisgaier Hoff LLC*, Haddonfield, NJ, entered her appearance on behalf of the Applicant and requested that both applications be heard at the same time since the properties involved are related to the same project. She explained that #PB18-005A (construction of 198 dwelling units), is a request from the Applicant for an extension of time to obtain final certificates of occupancy (Condition #17) for both Buildings A & B to 12/31/2022. Joseph Korn, Project Manager for the Applicant, stated that #PB20-003A (construction of a walking path on an old soccer field) is a request from the Applicant for an extension of time to obtain signed plans (Condition #1) be extended to 10/19/2022.

Ms. Manduke moved approval of the modifications for both applications. Mr. Seville seconded.

Roll call: Aye: Damurjian, Eorio, Ladyzinski, McNally, Mallach, Manduke, Mastrangelo,
Piedici, Seville
Nay: NONE

Motion carried.

NOTE: There will be two (2) separate resolutions, one for each application.

Mr. Crane returned to the dais.

MASTER PLAN REVIEW – Chapter XIII - Green Buildings and Environmental Sustainability Plan Element
Mr. Banisch advised the Board that this draft addressed the comments and corrections submitted previously by members. After reviewing the documents, several members had additional comments and suggestions.

Referring to a table located on page 10 of the draft dated 06/21/2022 and titled "Baseline Energy Usage Data from Energy Audit dated 2008/Energy Usage Data Most Recent 12 Months dated 2018", the Board asked if more recent data could be provided.

Hearing no further comments from the Board, the meeting was opened to the public for comment. Todd Edelstein, 172 Riverside Drive, commented on the "No Idling" rule and whether there is a need to update the Master Plan. Hearing no further comments, that portion of the meeting was closed.

Chairwoman Piedici advised the Board that at the July 19, 2022 meeting, the second draft of this element will be discussed along with a review of any other element drafts as required.

COMMENTS FROM MEMBERS OR STAFF - NONE**ADJOURN**

Moved by Ms. Mastrangelo, seconded by Mr. Crane, all eligible in favor and carried, the meeting was adjourned at 8:55 PM.

Respectfully submitted,

Cyndi Kiefer

Cyndi Kiefer, Secretary
Planning Board

Adopted as drafted 08-02-2022

07/11/2022 dskpjd