

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA

Warren Craft Meeting Room
May 3, 2022
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. In addition, the public will be able to view the meeting live on Optimum/Cablevision TV – Channel 15 and Verizon FIOS TV – Channel 35 and the meeting will also be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the “Watch the Meeting Live” icon on the Bernards Township homepage. Questions/comments from the public will be accepted in person and **only** during the public questions/comments periods of the meeting.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A.** April 5, 2022 – Regular Session
- 6. PUBLIC HEARING** (continued from 04/05/2022)
 - A.** [Ahmed, F./Faizan, A./Kirkwood, Kevin & Nathalie](#); Block 2301 Lots 4 & 5; 48 & 62 Wisteria Way; Amended Preliminary/Final Subdivision; PB21-005
- 7. COMPLETENESS AND PUBLIC HEARING**
 - A.** [Moye, William & Carol](#); Block 11401, Lot 11; 11 Mountain Road; Minor Subdivision; PB22-001
- 8. COMMENTS FROM MEMBERS** (5-minute limit per member)
- 9. COMMENTS FROM STAFF**
- 10. ADJOURN**

04/25/2022 dskpjd

TOWNSHIP OF BERNARDS

2021 PLANNING BOARD APPLICATION

☐ Minor Subdivision
☒ Major Subdivision - Preliminary
☒ Major Subdivision - Final
☐ Conditional Use

☐ Site Plan - Preliminary
☐ Site Plan - Final
☐ Informal Review
☐ Other (specify): _____

1. APPLICANT: Anila Faizan & Faizan Ahmed (62 Wisteria way) - Kevin & Nathalie Kirkwood (48 Wisteria way)

Address: 11 Ridge Road, Green Brook, NJ 08812 && 48 Wisteria Way, Basking Ridge, NJ 07920

Phone: (home) _____ (work) _____ (mobile) 732-579-7443

Email (will be used for official notifications): faizan.chairman@gmail.com & kkirkwood@optonline.net

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ **Email (will be used for official notifications):** _____

3. ATTORNEY: _____

Address: _____

Phone: _____ **Email (will be used for official notifications):** _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: ANDREW WU **Profession:** Engineer

Address: 168 U.S. ROUTE 1, EDISON, NJ 08817

Phone: 732-632-8087 **Email (will be used for official notifications):** awformosaeng@aol.com

5. PROPERTY INFORMATION: Block(s): 2301 Lot(s): 4 & 5 Zone: R1

Street Address: 48 & 62 Wisteria way, Basking Ridge **Total Area (square feet/acres):** 4.008 & 3.173 acres

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain or attach Board resolution) Prilimnary and final planning board resolutions attached as well board of adjustment res. is attached

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?

☐ No ☒ Yes (if yes, explain and attach copy) EMERGENCY ACCESS EASEMENT

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: Lot 4 & 5 are two of 11 single-family residential lots, including two lots in Bernardsville, that are accessed from Wisteria Way and developed in accordance with subdivision approvals granted by Planning Board on Jan 30, 2001(pre), July 11, 2001(amended pre), and March 5 2002(final). The emergency access easement (pathway) pass through lot 5 and adjoining lot 4. We are requesting the vacation of this emergency access easement.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
The Emergency Access Easement was enforced as a condition of approval for subdivision dated June 25, 2002. We are applying to the Board for amended preliminary and final subdivision approval to eliminate the conditions set forth in the underlying approval resolutions regarding emergency access easement.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:
The New Jersey Department of Community Affairs (the "DCA") issued RSIS Clarification #4 which explained that the maximum average daily traffic ("ADT") for a cul-de-sac is 250 trips, which is a better measure of a function of the cul-de-sac. The RSIS Clarification #4 constitutes a change in law which is a change in circumstances that warrants elimination of condition # 18, 20, setforth in the preliminary application and Condition 8, 9 setforth on June 25, 2002

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):
MANJUSREE R. REVURI
NOTARY PUBLIC OF NEW JERSEY
ID # 50001769
My Commission Expires 8/13/2024

APPLICANT(S) SIGN HERE:

I/we, Anila Faizan & Faizan Ahmed and Kevin Kirkwood & Nathalie Kirkwood hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): [Signature] and [Signature]

Sworn and subscribed before me, this 20 day of December, 2021

Anthony Franchini
Notary B. Manjures on Dec 21st 2021

ANTHONY FRANCHINI
Notary Public - State of New Jersey
My Commission Expires Jan 13, 2026

OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application, hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 20__.

Notary _____

**TOWNSHIP OF BERNARDS
2022 PLANNING BOARD APPLICATION**



- | | |
|---|---|
| <input checked="" type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Major Subdivision - Preliminary
<input type="checkbox"/> Major Subdivision - Final
<input type="checkbox"/> Conditional Use | <input type="checkbox"/> Site Plan - Preliminary
<input type="checkbox"/> Site Plan - Final
<input type="checkbox"/> Informal Review
<input type="checkbox"/> Other (specify): _____ |
|---|---|

1. APPLICANT: Mr. and Mrs. William Moye

Address: 11 Mountain Road, Basking Ridge NJ 07920

Phone: (home) 908-580-1227 (work) _____ (mobile) _____

Email (will be used for official notifications): wc.494@hotmail.com

2. OWNER (if different from applicant): _____

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: N/A

Address: _____

Phone: _____ Email (will be used for official notifications): _____

4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):

Name: Stephen Parker Profession: P.E., P.P.

Address: Parker Engineering & Surveying, P.C., 370 East Main St., Somerville NJ 08876

Phone: 908-725-4400 Email (will be used for official notifications): parkeres@aol.com

5. PROPERTY INFORMATION: Block(s): 11401 Lot(s): 11 Zone: R-3

Street Address: 11 Mountain Road Total Area (square feet/acres): 256,750.98 / 5.893

6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY? ☐ No ☒ Yes (if yes, explain or attach Board resolution) _____

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☒ No ☐ Yes (if yes, explain) _____

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
☐ No ☒ Yes (if yes, explain and attach copy) See Subdivision plans

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

Existing oversized lot with a single family home

Proposal is to create one new building lot

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.): _____

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):

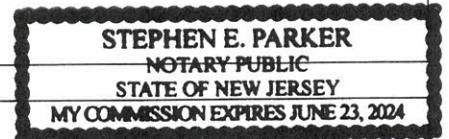
APPLICANT(S) SIGN HERE:

I/we, Mr. William Moye and CAROL MOYE hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): William Moye and CAROL MOYE

Sworn and subscribed before me, this 1 day of April, 2022

Steph E. Parker
Notary



OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):

If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, _____ the owner(s) of the property described in this application,

hereby authorize _____ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): _____

Sworn and subscribed before me, this _____ day of _____, 20__.

Notary