

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA v5

REVISED 04/11/2024

Warren Craft Meeting Room
April 16, 2024
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. The meeting will 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/comment periods of the meeting.

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **OPEN PUBLIC MEETING STATEMENT**
4. **OATH OF OFFICE**
 - A. Nicholas Cuzzo, Class I Member, one-year term expiring 12/31/24
5. **ROLL CALL**
6. **APPROVAL OF MINUTES**
 - A. February 20, 2024 – Regular Session
7. **APPROVAL OF RESOLUTIONS**
 - A. Fellowship Village Inc.; Block 9301, Lot 33; 8000 Fellowship Road; PB20-005B (approved)
 - B. Aucta Pharmaceuticals Inc.; Block 2401 Lot 4; 170 Mt. Airy Road; PB23-001 (approved)
8. **APPOINTMENT OF PLANNER FOR THE BOARD**
 - A. Resolution #24-02 – Appointment of Elizabeth McManus, PP, AICP, LEED AP, as Board Planner
9. **LANDSCAPE COMMITTEE** – Applicant's dispute of determinations
 - A. Fellowship Village Inc.; Block 9301, Lot 33; 8000 Fellowship Road; PB13-006
10. **EXECUTIVE SESSION** – Discussion of matters of attorney-client privilege and attorney-client advice where confidentiality is required for the Board Attorney to exercise his duties as an attorney (time permitting).
11. **PUBLIC HEARING**
 - A. [Bank of America, National Association](#); Block 1802, Lot 25; 125 South Finley Avenue; Preliminary/Final Site Plan; PB24-001
12. **COMMENTS FROM MEMBERS** (5-minute limit per member)
13. **COMMENTS FROM STAFF**
14. **ADJOURN**

04/11/2024 dsjdpd

**TOWNSHIP OF BERNARDS
2023 PLANNING BOARD APPLICATION**

RECEIVED

JAN 30 2024

PLANNING/ZONING BOARDS

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

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

1. APPLICANT: Bank of America, National Association

Address: 101 N. Tryon Street, Charlotte, NC 28255

Phone: (home) (201) 249-0579 (work) (mobile)

Email (will be used for official notifications): christopher.geraci@cbre.com

2. OWNER (if different from applicant): Same as applicant

Address:

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

3. ATTORNEY: Thomas M. Letizia of Troutman Pepper

Address: 301 Carnegie Center #400, Princeton, NJ 08540

Phone: 609-951-4136 Email (will be used for official notifications): thomas.letizia@troutman.com

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

Name: Brad Petrick of Petrick Real Estate Services, Inc. Profession: Engineer

Address: 902 Main Street, 204A Belmar, NJ 07719

Phone: 404-805-5779 Email (will be used for official notifications): brad@petrick.services

5. PROPERTY INFORMATION: Block(s): 1802 Lot(s): 25 Zone: B1

Street Address: 125 S. Finley Avenue, Basking Ridge, NJ 07920 Total Area (square feet/acres): 0.8515 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) Resolution of Bernards Township PB 1988(Attached) - Preliminary & Final Site Plan Approval - (5/17/1988).

7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY? ☐ No ☐ Yes (if yes, explain) N/A - Unknown

8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?
☐ No ☐ Yes (if yes, explain and attach copy) N/A - Unknown

02/06/19

Bernards Township Planning Board

Page 1 of 2

9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: Existing Bank of America standalone financial center. Lighting to be reviewed as a part of ATM Capacity Addition project that includes: install (1) new ATM in existing Drive-Thru island, install (4) new LED fixtures on Drive-Thru canopy, install (4) new light poles w/ concrete foundations; new poles to include (5) new LED fixtures, install (7) total security & traffic bollards to Drive-Thru & trimming of existing landscaping.

10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):
1.) Ordinance section (§21-41.2) states: To achieve the requirements in this section, the intensity of such light sources, the method of light shielding and similar specifications shall be subject to development plan approval. 2.) Requesting relief from ordinance section (§21-41.3) for non-compliant lighting levels; maximum average allowed is 0.9 FC, Bank is proposing 35.4 FC @ 36" above grade.

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

As a matter of security the lighting improvements are designed to bring the site into compliance with NJSA ATM legislature (17:16K-10) which requires that the ATM to be illuminated at 2 FC 36" above grade 50 feet from the face of the ATM.

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

APPLICANT(S) SIGN HERE:

I/we, Chris Gerani and _____ 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):  and _____

Sworn and subscribed before me, this 18 day of January, 2027

Notary

TEMIKA LATILLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/29/2026

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, Same as applicant 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