

# **BERNARDS TOWNSHIP**

## **PLANNING BOARD**

### **MINUTES**

Regular Meeting  
April 2, 2019

Chairwoman Piedici called the meeting to order at 7:33 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, Coelho, Crane, Damurjian, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
Members Late: NONE  
Members Absent: NONE  
Also Present: Board Attorney, Jonathan E. Drill, Esq.; Township Planner, David Schley, PP, AICP;  
Board Planner, David Banisch, PP, AICP; Board Secretary, Cyndi Kiefer

### **APPROVAL OF MINUTES**

**March 5, 2019 – Regular Session** - On motion made by Ms. Asay and seconded by Mr. Hurley, all in favor and carried, the minutes were approved as drafted.

### **INITIAL DISCUSSION OF THE REEXAMINATION REPORT OF THE MASTER PLAN AND DEVELOPMENT REGULATIONS**

Referring to his memo dated March 26, 2019, Mr. Banisch stated that the Master Plan is the guiding document for land development in the Township and that the Planning Board is charged with its preparation. The periodic reexamination of both the Master Plan and the Township's land development regulations, which must be conducted at least once every ten (10) years as outlined in the Municipal Land Use Law, falls exclusively under the purview of the Planning Board. The last reexamination was conducted in 2008 and based on its recommendations, the Board prepared a comprehensive Master Plan update that was adopted in April 2010.

Noting that the Goals and Objectives Element and the Land Use Element were the only two (2) required elements, Mr. Banisch added that a municipality could not pass a zoning ordinance until its Housing Plan Element was adopted. He then gave a brief overview of the elements currently in the Township's 2010 Master Plan. Mr. Banisch also discussed the myriad of other elements that can be adopted and noted that the 2010 Master Plan includes a number of these other elements.

Mr. Drill explained that the 2019 Master Plan Reexamination Report which will fulfill the statutory requirement, will recommend whether or not any or all of the elements are in need of revision. He added that the report must also address the potential need for revision of any of the Township's land development regulations.

Mr. Banisch suggested that the Board begin by conducting a high-level review of the prior 2008 Reexamination Report and the existing 2010 Master Plan to determine whether the problems addressed in the documents still exist. The next step would be to examine the Goals and Objectives Element to determine whether they are still relevant.

After a series of hearings which will address potential recommendations to any or all of the elements, the final 2019 Master Plan Reexamination Report will be adopted by resolution and subsequently sent to the Township Committee.

Chairwoman Piedici advised that the Board will entertain public comments at the end of each meeting. In addition, all appropriate commissions and committees will be contacted for their input.

**EXECUTIVE SESSION**

**Resolution authorizing closed session for the purpose of:** Land use seminar to be given by Planning Board Attorney, Jonathan E. Drill, Esq., on the standards for considering land development applications. Attorney-Client privileged legal advice will be given where confidentiality is required for the Board Attorney to exercise his responsibilities as a lawyer.

Chairwoman Piedici read the resolution in its entirety into the record. On motion made by Dr. Coelho, seconded by Ms. Asay, all in favor and carried, the resolution was approved as read and the open session of the meeting was recessed at 8:30 PM.

\* \* \* \* \*

On motion made by Dr. Coelho, seconded by Committeewoman Harris, all in favor and carried, the open session of the meeting was reconvened at 9:55 PM.

**COMMENTS FROM STAFF** - None

**COMMENTS FROM BOARD MEMBERS**

Chairwoman Piedici reminded those new members who had not taken the NJPO Mandatory Training Program that on April 27, 2019, the course was being offered at the Hillsborough Township Municipal Complex.

**ADJOURN**

On motion made by Mr. McNally, seconded by Mr. Hurley, all in favor and carried, the meeting was adjourned at 9:57 PM.

Respectfully submitted,

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Cyndi Kiefer, Secretary  
Township of Bernards  
Planning Board

*Approved as written 04/16/19*

04/11/19 v3dsjd