

BERNARDS TOWNSHIP

PLANNING BOARD

MINUTES

Regular Meeting

June 4, 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, Coelho, Crane, Harris, Mastrangelo, Piedici, Zaidel

Members Absent: Damurjian, Esposito, Hurley, McNally

Members Late: Asay (8:34 PM)

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 Dr. Coelho, seconded by Committeewoman Harris, all in favor and carried, that the absences of Mr. Damurjian, Committeeman Esposito, Mr. Hurley and Mr. McNally be excused.

2019 MASTER PLAN REEXAMINATION REPORT DISCUSSION

Referencing the Shade Tree Commission's (STC) May 17, 2019 memo concerning the management of protected open spaces in environmentally sensitive areas, Chairwoman Piedici read the memo's "Executive Summary" into the record. The results of a straw poll confirmed that the Board supported the inclusion of this section which discussed recommendations to address the unintended proliferation of both potentially hazardous trees and invasive species, in its entirety into the reexamination report.

Referring to the STC's May 20, 2019 memo which discussed the need for revision of the residential tree protection ordinance, Chairwoman Piedici read the STC's recommendations into the record. The straw poll results confirmed that a majority of the Board was in favor of including all of the recommendations in the reexamination report.

Mr. Banisch referred to his memo dated May 31, 2019 and recapped the discussions held during the May 21, 2019 meeting. The comment revisions to the Goals and Objectives were accepted as written in the memo however the revised comments listed for Subsection "c," "Subsection "d" and the Land Use Plan Element were further modified.

Mr. Banisch opened his discussion with an explanation of the first element scheduled for discussion: Section III – The Demographic and Housing Summary Element. He explained that this element contains extensive data regarding the Township's population, housing and income characteristics. The majority of this data was derived from US Census data however the summary also includes a report prepared by William Draper which contains a detailed analysis of the Township's population, housing characteristics and overall growth through 2009. The Board agreed with the recommendation to revise the element with the most up-to-date data available.

The Board began its discussion of Section V – The Circulation Plan Element. Mr. Drill commented that when a zone is created, there is an assumption that the roadways are adequate to support the traffic generated by the *permitted* uses in that zone. This assumption precludes the Planning Board from denying an application for a *permitted* use based on traffic concerns. However, with an application for a *nonpermitted* use, the Zoning Board of Adjustment could cite traffic issues as a reason to deny. The Board agreed with Mr. Drill's suggestion that a recommendation should be made to evaluate traffic demand and roadway needs.

Ms. Asay arrived at 8:34 PM.

The Board concurred that the roads listed in the "Suggested Roadway Improvements" section of the element continue to require monitoring.

The Board supported Mr. Zaidel's suggestion that the reexamination report should recommend evaluation of various intersections for "line of sight" issues to determine whether to recommend an ordinance to address the issue.

Mr. Banisch opined that policy statements such as those concerning the possible designation of Scenic Corridors, as is mentioned in the 2010 Circulation Plan Element, are important to include in a Master Plan because they encourage development of specific design standards meant to preserve and protect the Township's character. A straw poll confirmed that the Board supported the recommendation to conduct a Scenic Corridor Study.

The results of a straw poll indicated that the Board accepted as revised, the recommendations for the Circulation Plan Element as outlined in Mr. Banisch's memo dated May 31, 2019.

The final topic of discussion scheduled was Section VI – The Community Facilities Plan Element. Mr. Banisch explained that this element includes an inventory and overview of each community facility. The 2010 Community Facilities Plan Element provides an assessment of each of those facilities with no deficiencies enumerated however, the Board agreed that an update and reevaluation is warranted due to the significant passage of time since the last assessment was conducted.

Noting that the Board had completed its review of the scheduled topics, Chairwoman Piedici stated that during the next meeting (June 18, 2019), Section VII – The Parks and Recreation Plan Element and Section VIII – The Conservation and Open Space Element would be reviewed. Mr. Banisch agreed to circulate a guidance memo to facilitate the discussions.

COMMENTS FROM STAFF - None

COMMENTS FROM BOARD MEMBERS

Mr. Crane advised that he would be unable to attend the next meeting.

ADJOURN

Moved by Ms. Mastrangelo, seconded by Ms. Asay, all in favor and carried, that the meeting be adjourned at 9:20 PM.

Respectfully submitted,

Cyndi Kiefer, Secretary
Township of Bernards
Planning Board

Approved as written 06/18/2019

06/12/19 v2 ds