

BERNARDS TOWNSHIP

PLANNING BOARD

MINUTES

Regular Meeting
August 20, 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, Crane, Damurjian, Esposito, Hurley, McNally, Mastrangelo, Piedici
Members Absent: Coelho, Zaidel
Members Late: Harris (7:35 PM)
Also Present: Board Attorney, Kathryn J. Razin, Esq.; Township Planner, David Schley, PP, AICP;
Board Planner, David Banisch, PP, AICP; Board Secretary, Cyndi Kiefer

Moved by Ms. Mastrangelo, seconded by Mr. McNally, all in favor and carried, that the absence of Mr. Zaidel be excused.

APPROVAL OF MINUTES

August 6, 2019 – Regular Session - On motion made by Mr. Hurley and seconded by Ms. Asay, all in favor and carried, the minutes were approved as drafted.

APPROVAL OF RESOLUTIONS

Bell, C. & CC Edwards Developers; Resolution #PB17-008B; Block 7702, Lots 10 & 11; 3526 & 3536 Valley Road; Final Major Subdivision; Modification of Condition (approved) - Ms. Mastrangelo moved approval of the resolution as drafted. Mr. McNally seconded.

Roll Call: Aye: Asay, Crane, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici
Ineligible: Damurjian

Motion carried.

United States Golf Association; Resolution #PB17-003A; Block 9601, Lot 5.01; 77 Liberty Corner Road; Modification of Condition (approved) – Mr. McNally moved approval of the resolution as drafted. Committeeman Esposito seconded.

Roll Call: Aye: Crane, Damurjian, Esposito, Harris, McNally, Piedici
Ineligible: Asay, Mastrangelo
Recused: Hurley

Motion carried.

[Skea, R./Dickison, J.; Resolution #PB19-001](#); Block 1805, Lots 21/39; 42 Dyckman/15 Rankin; Minor Subdivision, Bulk Variance (approved) – Mr. Damurjian moved approval of the resolution as revised (typo). Mr. Hurley seconded.

Roll Call: Aye: Crane, Damurjian, Esposito, Hurley, Piedici
 Ineligible: Asay, Harris, McNally, Mastrangelo

Motion carried.

2019 MASTER PLAN REEXAMINATION REPORT DISCUSSION

Chairwoman Piedici stated that Section XII, the Farmland Preservation Plan Element and Section XIII, the Green Buildings and Environmental Sustainability Plan Element were scheduled for discussion that evening. She affirmed that no formal action would be taken.

Referring to his memo dated August 17, 2019, Mr. Banisch opened the discussion on the Farmland Preservation Plan Element (FPP) by giving the board an overview of the various agencies involved in the funding process for farmland preservation. He then gave some examples illustrating how various farms in the township had been preserved, noting that because of the high property values, the process was more complicated at times. Finally, he opined that preserving farmland served many goals including reducing the availability of developable land (preserved farmland and open space can never be developed) and contributing to the quality of life of the residents of the community.

Chairwoman Piedici read the Agricultural Advisory Committee's recommendations memo into the record. Mr. Banisch stated that an example of the "flexible land use planning techniques" referred to in the memo pertains to "lot size averaging" which is an option that could be added to the zoning ordinances as part of a farmland preservation project scenario. It was decided that the consideration of these techniques in the land preservation process should be recommended. It was also decided to include a recommendation that an economic analysis should be done on the cost of preserved land.

After inconsistencies were identified in several tables, Chairwoman Piedici suggested that all tables be updated.

The question of cultivating marijuana on preserved farmland was raised however, Mr. Banisch stated that growers would use indoor facilities instead because the ability to control the environment results in a faster growth rate. The majority decided to include a recommendation that land use planning techniques should be utilized to mitigate any negative impacts that resulted from the future evolution of the farm industry.

It was decided that the four (4) recommendations listed in Mr. Banisch's memo should be included in the report. Chairwoman Piedici added that she felt that the entire element needed to be reorganized.

Hearing no further discussion on the FPP, Mr. Banisch opened the discussion on Section XIII, the Green Buildings and Environmental Sustainability Plan ("Green Plan Element"). In response to a concern raised that there was no data enumerating the green initiative accomplishments so far, Ms. Mastrangelo stated that the Green Team Advisory Committee had produced a document with this information along with recommendations. Chairwoman Piedici felt that this section needed to be completely updated with those accomplishments and with the costs and savings realized, including payback periods where appropriate. It was decided to include a recommendation that all of the Green Team's suggestions should be reviewed when the Master Plan was revised.

After further discussion, it was decided to include a recommendation to strengthen and expand recycling efforts (listed in Item #4 of the Environmental Commission's memo dated July 11, 2019).

Hearing no further discussion, Chairwoman Piedici opened the meeting for public comment.

James Milito, 102 Milito Way, stated that he was a member of the Agricultural Advisory Committee. Noting that he owned a farm, he discussed some of the benefits of farmland preservation.

Todd Edelstein, 172 Riverside Drive, commented on several items that were discussed.

Hearing no further public comment, Chairwoman Piedici closed that portion of the meeting.

COMMENTS FROM STAFF - None

COMMENTS FROM BOARD MEMBERS

Chairwoman Piedici stated that the board had completed its review of the 2010 Master Plan Reexamination Report and that the next step was to review a draft of the 2020 Reexamination Report which would be prepared by Mr. Banisch.

ADJOURN

On motion by Mr. Crane, seconded by Ms. Mastrangelo, all in favor and carried, the meeting was adjourned at 9:03 PM.

Respectfully submitted,

Cyndi Kiefer, Secretary
Township of Bernards
Planning Board

09/17/2019 Approved as drafted

08/23/19 v2 dskpjd