

# **BERNARDS TOWNSHIP**

## **PLANNING BOARD**

### **MINUTES**

Regular Meeting  
October 22, 2019

Chairwoman Piedici called the meeting to order at 7:34 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: Damurjian, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
Members Absent: Asay, Coelho, Crane  
Also Present: Board Attorney, Jonathan E. Drill, Esq.; Township Planner, David Schley, PP, AICP;  
Board Planner, David Banisch, PP, AICP; Board Engineer, Larry Plevier, PE;  
Board Secretary, Cyndi Kiefer

Moved by Ms. Mastrangelo, seconded by Committeewoman Harris, all in favor and carried, that the absences of Ms. Asay and Mr. Crane be excused.

### **APPROVAL OF MINUTES**

**October 8, 2019 – Regular Session** - On motion made by Mr. Hurley and seconded by Committeeman Esposito, all eligible in favor and carried, the minutes were approved as drafted. Abstentions: McNally, Zaidel

Mr. Damurjian recused himself and left the room.

### **NJSA 40:55D-31a - REVIEW OF CAPITAL PROJECT** - Ridge High School Addition and Alterations

Present: David J. Ruitenberg, Esq., Attorney for Bernards Board of Education (BOE)  
Anthony W. Catana, AIA, Architect for Bernards Board of Education (BOE)

Pursuant to N.J.S.A. 40:55D-31a, the board reviewed the following documents provided by the BOE:

- Exterior Elevations & Wall Sections, Sheet A5.01 of plans prepared by *The Spiezle Architectural Group*, Hamilton, NJ and dated 10/01/2019
- Site Grading Plan, Drawing C-1, Sheet 4 of 8 of plans prepared by *T&M Associates*, Mt. Laurel, NJ and dated 10/01/2019
- Project Summary – Statement of Need

Mr. Drill advised the board that NJSA 40:55D-31a requires that the Planning Board review any project involving the expenditure of public funds in conjunction with the Master Plan.

David J. Ruitenbergh, Esq., attorney for the BOE, stated that the school was transitioning to "block" scheduling which necessitates that all students eat lunch at the same time as opposed to the current system where there are multiple lunch periods. The proposed project would provide additional kitchen preparation and services space since the existing facilities are inadequate to support the scheduling change. In addition, a few teaching spaces on the second story of the addition would be created.

Anthony W. Catana, AIA, Director of Building Technology at *The Spiegle Architectural Group*, Hamilton, NJ, was duly sworn and accepted by the board as an expert in the field of architecture. He gave a brief description of the proposed addition and testified that it would match the existing building in both architectural style and detail. Finally, he stated that the stormwater management plan would meet current standards.

A brief discussion about the future student population ensued.

Mr. Zaidel moved that the proposed project is generally consistent with Master Plan goals and objectives, and that the board would make no specific recommendations. Committeewoman Harris seconded.

Roll Call:                   Aye:   Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
                                  Nay:   NONE

Motion carried.

Mr. Damurjian returned to the room.

### **2019 REEXAMINATION REPORT**

Chairwoman Piedici reviewed the changes that were made pursuant to the discussions held during the last meeting and during this meeting.

The meeting was opened to the public for comment. Hearing none, that portion was closed.

Mr. Damurjian moved to adopt the second draft of the 2019 Reexamination Report with the revisions from both the last meeting and this evening. Mr. Zaidel seconded.

Roll Call:                   Aye:   Damurjian, Esposito, Harris, Hurley, McNally, Mastrangelo, Piedici, Zaidel  
                                  Nay:   NONE

Motion carried.

Mr. Zaidel recused himself and left the room.

### **PUBLIC HEARING** (continued from 09/17/2019)

**Mountainview Corporate Center LLC**; Block 11301, Lots 1 & 5; Mountain View Boulevard; Preliminary/Final Major Site Plan, Preliminary/Final Major Subdivision, Bulk Variances; #PB19-003

Present:                   Thomas J. Malman, Esq., Attorney for the Applicant  
                                  Ronald A. Kennedy, PE, Engineer for the Applicant  
                                  Robert C. Moschello, PE, Engineer for the Applicant  
                                  David J. Minno, AIA, Architect for the Applicant  
                                  Thomas S. Carman, LA, Landscape Architect for the Applicant  
                                  Gary W. Dean, PE, Traffic Engineer for the Applicant

Chairwoman Piedici stated that a site visit for board members and members of the public was conducted on October 5, 2019 and those board members who had attended the visit shared their observations. A second visit will be scheduled once all the leaves have fallen so that the surrounding neighborhoods will be more visible.

Mr. Drill reminded Ronald A. Kennedy, PE, president of *Gladstone Design Inc.*, Gladstone, NJ, that he was still under oath. Using **Exhibit A-1** (entered into evidence at the 09/17/2019 hearing), Mr. Kennedy testified that in response to comments made by the fire company, the plans incorporate large turning radii and an access road around the back of the apartment buildings. He then stated that loading spaces would be added behind the buildings and that a design waiver would be requested for the size of the smaller loading spaces in the front of the buildings. Mr. Schley confirmed that because the apartment buildings and the amenity building are interconnected, they are considered to be one building for ordinance compliance purposes and with the additional loading spaces, the applicant exceeds the requirement relative to the number of loading spaces.

Mr. Kennedy stated that the project complies with the number of parking spaces required for the multi-family area and that in the townhouse area, the number of parking spaces well exceeds that which is required.

Mr. Kennedy testified that grading is being used to situate the multi-family area and the townhouse area as low as possible with retaining walls separating the two. He added that the project would have all public utilities.

A discussion ensued about the request for an exception from the Residential Site Improvement Standards (RSIS) for the use of a dead-end water line. Mr. Kennedy explained that the water runs up Mountain View Boulevard, goes around the site and then back down Mountain View Boulevard through the same line, opining that there is no practical way to create a loop to Martinsville Road. Mr. Malman interjected that this issue had been addressed in earlier resolutions for this site and offered to provide that information. The board requested comments from the fire official and fire company.

Mr. Kennedy testified that even though there are existing stormwater management measures on the surrounding Mountain View properties, additional stormwater management plans would have to be implemented to service the subject property. He added that the applicant would comply with all of the board professionals' comments regarding this subject.

Mr. Kennedy stated that although the apartment buildings are residential, the area around the buildings utilizes a traditional commercial parking lot design with lighting along the perimeters and in the center aisles. This design requires exceptions from several residential illumination standards. He opined that if the project adheres to the maximum allowable illumination levels, many of the parking spaces will be dark.

In the townhouse section, there are lights only at the intersections. Mr. Kennedy opined that if the project adheres to the maximum spacing of light poles for other than walkway lighting, there will be too many light poles and too much light hence, the applicant is requesting an exception for this also.

Mr. Kennedy discussed the relief sought for slope disturbance, noting that many of those slopes were man made during the development of the surrounding properties. He stated that the requested relief is similar to that which was approved when the application for office use on this site was granted.

The hearing was opened to the public for questions of this witness.

Lourdes Cornejo-Krohn, 25 Emerald Valley Lane, questioned what standards are used to determine the number of parking spaces required.

David Griffin, 32 Primrose Lane, questioned the adequacy of water supply during a fire utilizing a dead-end water line.

Todd Edelstein, 172 Riverside Drive, commented on the size of the loading spaces, signage and light pollution.

Suzanne Glassman, 109 Emerald Valley Lane, asked if there would be specific signage on Martinsville Road to direct drivers to the new development since currently, people looking for Memorial Sloan Kettering are being misdirected by GPS to her development.

Hearing no further questions, that portion of the hearing was closed.

David J. Minno, AIA, principal at *Minno & Wasko Architects and Planners*, Newark and Lambertville, NJ, was accepted by the board as an expert in the field of architecture and was duly sworn.

**Exhibit A-2**, a 19-page paper copy of a power point presentation entitled, "The Residences at Mountain View," was entered into evidence. Mr. Minno testified that the apartments would attract both empty-nesters and young professionals whereas the townhouses would be occupied mostly by empty-nesters.

Mr. Minno discussed the distance of the proposed apartment buildings and townhouses from the surrounding single-family dwellings, opining that the topography would work well for buffering.

Mr. Minno gave a breakdown of the apartment units, all rentals, noting that this is an inclusionary development and that the affordable units would be spread evenly throughout the buildings. He also discussed other features of that portion of the proposed project such as the amenity building, vehicle circulation throughout the garages and parking area, the lobby areas, security and also the garbage and recycling process. Finally, Mr. Minno described the elevations and exteriors.

Mr. Minno testified that the townhouses would be traditional in architectural design and detail. He reviewed the elevations noting that all units comply with the height ordinances and all have basements, some of them walk-outs.

The hearing was opened to the public for questions of this witness.

David Griffin, 32 Primrose Lane, expressed concern as to whether the applicant would commit to the level of detail as discussed by the architect. Mr. Drill advised that the resolution would require that the project be constructed substantially similar to that provided in testimony. In response to his concerns about excess numbers of people occupying an apartment, Mr. Minno testified that there would be occupancy limits included in all lease agreements.

Suzanne Glassman, 109 Emerald Valley Lane, expressed concern over the level of security proposed.

Lourdes Cornejo-Krohn, 25 Emerald Valley Lane, was given clarification on the entrance to Building #3's garage. She questioned why the top story of each building was white. Mr. Minno responded that white blends into the sky better.

Mr. Minno responded to questions from the board members pertaining occupants, occupancy levels and security.

There were no further questions for the witness.

Due to the late hour, the application was carried *with no further notice* to the next meeting, November 5, 2019.

**COMMENTS FROM STAFF** - None

**COMMENTS FROM BOARD MEMBERS** - None

**ADJOURN**

Ms. Mastrangelo moved, Mr. Hurley seconded, all in favor and carried, and the meeting was adjourned at 10:14 PM.

Respectfully submitted,

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Cyndi Kiefer, Secretary  
Township of Bernards  
Planning Board

*Adopted as drafted 11/05/2019*

10/28/19v2dskpjd