

# **TOWNSHIP OF BERNARDS**

## **PLANNING BOARD**

### **MINUTES v2**

### **REGULAR SESSION**

May 17, 2022

Chairwoman Piedici called the meeting to order at 7:30 PM.

#### **FLAG SALUTE**

Chairwoman Piedici read the following open meeting and procedural statements:

#### **OPEN MEETING STATEMENT**

"In accordance with the requirements of the Open Public Meetings Law of 1975, notice of this 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 mailed to the Bernardsville News, Whippany, and to the Courier News, Bridgewater on January 19, 2022 and was mailed to all those people who have requested individual notice and paid the required fee."

"The following procedure has been adopted by the Bernards Township Planning Board. There will be no new cases heard after 10:00 p.m. and no new witnesses or testimony heard after 10:30 p.m."

#### **ROLL CALL**

Members Present: Crane, Damurjian, Eorio, McNally, Manduke, Mastrangelo, Piedici  
Members Absent: Baumann, Mallach, Seville  
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 Mr. Crane, seconded by Ms. Mastrangelo, all eligible in favor and carried, that the absences of Mr. Baumann and Mr. Mallach be excused.

#### **APPOINTMENT OF LANDSCAPE COMMITTEE**

Fellowship Senior Living Inc.; Block 9301, Lot 33; 8000 Fellowship Road; PB13-006

Mr. Schley advised the board that Condition #17 of the resolution approving application PB13-006 stated in part, that a landscape committee comprised of members from the Planning Board shall "...inspect the site and determine whether any additional trees and landscaping shall be required to be installed along the Pinson property line..." Ms. Manduke, Mr. Crane and Mr. Damurjian volunteered.

#### **APPROVAL OF MINUTES**

May 3, 2022 – Regular Session - On motion made by Mr. Crane and seconded by Mr. Damurjian, all eligible in favor and carried, the minutes were adopted as drafted. (Ineligible: McNally, Manduke, Mastrangelo)

#### **MASTER PLAN REVIEW – Chapter V – Circulation Plan Element (2<sup>nd</sup> draft)**

Mr. Banisch advised the board that this draft along with the additional pages handed out at this meeting, addressed the comments and corrections submitted previously by members. After reviewing the documents, several members had additional comments. Noting that the board engineer, Larry Plevier, PE, CME, is also a traffic engineer, Chairwoman Piedici asked Mr. Banisch to consult with him and return to the board with a third draft at the June 21, 2022 meeting.

#### **Chapter III – Demographic and Housing Summary (1<sup>st</sup> draft)**

Mr. Banisch informed the board that because the 2020 census data base is still unavailable, there are inconsistencies throughout this draft because he had to use several data sources to compile the information in the tables. Chairwoman Piedici stated that if the 2020 census data becomes available before this Master Plan is adopted, the draft should be revised to include that information.

The board offered several revisions to the draft prepared by Mr. Banisch. He stated that the changes agreed upon by the board would be incorporated in a second draft and presented at the 06/21/2022 meeting.

Chairwoman Piedici advised the Board that at the June 21, 2022 meeting, the first draft of the Green Community Plan Element (Chapter XIII) will be discussed along with the subsequent drafts of the Circulation Plan and Demographic and Housing Summary Elements.

Hearing no further discussion from the board, Chairwoman Piedici opened the meeting to the public for comments.

Todd Edelstein, 172 Riverside Drive, made several comments including suggestions that the definitions for terms such as "single family attached" be clarified and that the number of septic systems and wells be included.

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

Chairwoman Piedici asked for a motion to excuse Mr. Seville's absence. Moved by Ms. Manduke, seconded by Ms. Mastrangelo, all eligible in favor and carried, that the absence of Mr. Seville be excused.

**COMMENTS FROM MEMBERS OR STAFF**

Chairwoman Piedici instructed Ms. Kiefer to place application PB21-005 (Ahmed-Faizan-Kirkwood) ahead of application PB13-006 (Fellowship Senior Living Inc.) on the 06/07/2022 meeting agenda.

**ADJOURN**

Moved by Mr. Crane, seconded by Ms. Manduke, all eligible in favor and carried, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

*Cyndi Kiefer*

Cyndi Kiefer, Secretary  
Planning Board

*Adopted as drafted 06/07/2022*

05/23/2022 dskpds