

# **BERNARDS TOWNSHIP**

## **PLANNING BOARD**

### **MINUTES**

Regular Meeting

June 5, 2018

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, Bernardsville, NJ, and to the Courier News, Bridgewater, NJ, on January 19, 2017 and was electronically mailed to 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 PM and no new witnesses or testimony heard after 10:30 PM."

### **OATHS OF OFFICE**

The following members were sworn in by Mr. Drill:

- Jennifer Asay, Class IV, filling unexpired 4 year term of S. Ross, expiring 12/31/2021
- Andrew McNally, Class IV, filling unexpired 4 year term of R. Moschello, expiring 12/31/2020

### **ROLL CALL:**

Members Present: Asay, Bianchi, Coelho, McNally, Piedici, Surano, Zaidel.

Members Late: NONE

Members Absent: Crane, Malay.

Also Present: Board Attorney, Jonathan Drill, Esq.; Township Planner, David Schley, PP, AICP;  
Board Secretary, Cyndi Kiefer.

Mr. Surano moved to excuse the absences of Mr. Crane and Deputy Mayor Malay. Dr. Coelho seconded and by unanimous Voice Vote, the motion was carried.

### **APPROVAL OF MINUTES**

**May 8, 2018 - Regular Session** - Mr. Zaidel moved approval of the minutes as written. Second by Mr. Surano.

Roll Call:

Aye: Bianchi, Piedici, Surano, Zaidel.

Nay: NONE

Abstain: NONE

Motion carried.

### **COMPLETENESS HEARING**

**Ridge Oak Inc., Block 1609, Lots 22.01, 22.02, 22.03; 150 Manchester Drive;**  
**Preliminary/Final Site Plan; #PB18-001.**

Present: Frederick B. Zelle, Esq., Attorney for the Applicant

Frederick B. Zelle, Esq., attorney with *Bisogno, Loeffler and Zelle, LLC*, Basking Ridge, NJ, advised the Board that he would be representing the applicant during this Completeness Hearing. He stated that the applicant was asking for Preliminary and Final Site Plan approval to upgrade the outdoor light fixtures, replace existing conduit both in existing locations and in slightly new locations and to add a fiber optics network.

Referring to Mr. Schley's Completeness Review memo dated May 16, 2018, Mr. Zelle noted that Item #1 (notarized signature of the applicant on the application form) and Item #2 (copy of the deed to the property) had been satisfied which was confirmed by Mr. Schley.

Mr. Zelle stated that the applicant was requesting waivers for Item #3 (Letter of Interpretation issued by the New Jersey Department of Environmental Protection) and for Item #4 (project report/environmental impact assessment). He opined that because the project only involved exterior lighting and very little trenching for the fiber optics network and because there would be no impact outside of the campus itself, the request for the waivers should be granted. He added that in lieu of an LOI, a report with verification of the delineated wetlands prepared by David C. Krueger, Professional Wetland Scientist with *Environmental Technology Inc.*, Chester, NJ, had been submitted.

Mr. Schley advised the Board that granting the two (2) waivers should have no effect on his analysis of the application.

Mr. Surano moved to grant the two (2) waivers as requested and to deem the application complete. Dr. Coelho seconded.

Roll Call:

Aye:	Asay, Bianchi, Coelho, McNally, Piedici, Surano, Zaidel.
Nay:	NONE
Abstain:	NONE

**COMMENTS FROM STAFF**

Ms. Kiefer reminded the members that the deadline for completion of the required Stormwater Management Training on-line course was June 30, 2018 and that a computer was available at the 277 South Maple Avenue location for those having difficulty accessing the site from their personal computers.

**ADJOURN**

Having no further business to conduct, Chairwoman Piedici asked for a motion to adjourn. Mr. Surano moved, Dr. Coelho seconded and by unanimous Voice Vote, the meeting was adjourned at 7:53 PM.

Respectfully submitted,

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Cyndi Kiefer, Secretary  
Township of Bernards  
Planning Board