

# **BERNARDS TOWNSHIP**

## **PLANNING BOARD**

**MINUTES** v2  
Regular Meeting  
November 17, 2020

Chairwoman Piedici called the meeting to order at 7:32 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 October 5, 2020; 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, Baumann\*, Crane\*, Damurjian, Esposito, Harris\*, Hurley, McNally, Manduke, Mastrangelo, Piedici

Members Absent: NONE

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

\*Present via telephone

### **APPROVAL OF MINUTES**

November 3, 2020 – Regular Session- On motion made by Ms. Asay and seconded by Mr. Hurley, all eligible in favor and carried, the minutes were adopted as drafted. Abstention for absence: McNally, Manduke

Mr. Crane recused himself from hearing the following application.

### **COMPLETENESS AND PUBLIC HEARING**

[Bernards Plaza Associates LLC](#); Block 8501, Lots 39, 43, 44; 403 King George Road; Preliminary/Final Site Plan; PB20-003

Present: Danielle Kinback, Esq., Attorney for the Applicant  
Catherine Mueller, PE, CME, Engineer for the Applicant  
John P. Peel, PP, Environmental Expert for the Applicant  
Joseph Korn, Project Manager, Dewy Meadow, Crown Court

Ms. Mueller, Mr. Peel, Mr. Korn and the Board's professionals were duly sworn by Mr. Drill.

Danielle Kinback, Esq., attorney with the firm of *Bisgaier Hoff, LLC*, Haddonfield, NJ, entered her appearance on behalf of the Applicant. She stated that the Applicant sought preliminary and final site plan approval to develop Lot 44 which is encumbered by wetlands and floodplain, with a walking path and benches to be used as an additional recreational amenity for the surrounding multi-family developments (Dewy Meadow and Crown Court). In accordance with the affordable housing agreement (2018) and second amendment (2019) between the Applicant and the Township, Lot 44 was rezoned to B-5 Village Center Zone (from P-1 Public Purpose Zone) and then purchased from the Township by the Applicant. Finally, Ms. Kinback stated that approval of this current site plan application would satisfy Condition #5 of the Dewy Meadow (Bernards Plaza

Associates LLC, #PB18-005, 2019) site plan approval which requires that the Applicant obtain preliminary and final site plan approval for recreational amenities on Lot 44 prior to obtaining certificates of occupancy for any housing units in the Dewy Meadow development.

Ms. Mastrangelo stated that she had visited the site which she described as an active construction site and open field area.

Catherine Mueller, PE, CME, engineer with the firm of *Page-Mueller Engineering Consultants, PC*, Warren, NJ, was accepted by the Board as an expert in civil engineering. She gave a brief description of the subject property noting that the project requires New Jersey Department of Environmental Protection (NJDEP) approval because of the existing environmental constraints. She described the proposed path as 6' wide and 992' long in a loop configuration, consisting of an excavated area lined with plastic edging and mulched with a wood chip type material. The property will remain vegetated (no additional plantings are proposed) and the existing building will be used for storage of equipment. Finally, Ms. Mueller testified that a sign will be erected at the entrance of the pathway signifying that it is an environmentally sensitive area.

A discussion ensued about the possible placement of trash cans however, the results of a straw poll indicated that the Board was not in favor of requiring them.

In response to a question from Mr. Damurjian as to why the Applicant chose not to pave the path, Ms. Mueller testified that that option would require a different, more involved process with the NJDEP and the site development itself, and that the Applicant is seeking to keep the area as natural as possible. Mr. Damurjian stated that the use of mulch would preclude any recreational use other than walking and opined that because of the limitation, it did not satisfy the intent of the Township's ordinance requiring recreational amenities for multi-family developments. Mr. Drill read aloud Condition #5 of the Dewy Meadow resolution in its entirety, noting that the recreational amenities listed in that condition are an "open field and walking trails" as is currently being proposed.

In response to the Board's concern about the mulch floating away in rainstorms, Joseph Korn, Project Manager, testified that the mulch would be replenished as needed.

Chairwoman Piedici opened the hearing to the public for questions of the witnesses. Noting that there is a dedicated telephone line for those members of the public watching the meeting via computer or cable, she announced the telephone number. Hearing no questions from either those present or via telephone, she closed that portion of the hearing.

John P. Peel, PP, with the firm *PK Environmental*, Chatham, NJ, was accepted by the Board as an environmental specialist. He opined that because the subject property is environmentally sensitive and wet, and the proposed usage is low level in nature, the use of mulch for the pathway is preferable to pavement.

Mr. Korn stated that in addition to the proposed walking path, there are several recreational areas available, including a pool and playgrounds, on both the Dewy Meadow and Crown Court sites. He testified that, as indicated in the Master Plan, the proposed path would tie into an existing Township trail system which is present on the adjacent property. A discussion ensued as to whether mulch, gravel or pavement should be used on the proposed pathway. The results of a straw poll indicated that the Board felt mulch was more in keeping with the environmentally sensitive nature of the area.

Mr. Korn agreed to provide movable soccer goals which will be stored in the existing building. He added that the areas within a few feet of the path would be mowed on a regular basis and the field itself on a twice-a-year schedule unless otherwise dictated by the needs of the residents of both developments. In response to a question as to the type of mulch that would be used, Mr. Korn stipulated, as a condition of approval, to coordinating the choice of mulch with the Township to the satisfaction of the Township Planner.

Hearing no further questions from the Board, Chairwoman Piedici opened the hearing to the public, either present or via telephone, for questions of the witnesses.

Todd Edelstein, 172 Riverside Drive, was present and questioned the use of plastic edging as opposed to wood. Ms. Mueller stated that it is thinner than wood edging and would therefore create less disturbance, adding that it would also last longer.

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

Mr. Korn stipulated, as conditions of approval, to the comments made in Mr. Schley’s memo dated 10-28-2020 noting that the existing building did not contain any restroom facilities and that there are no plans to use it for anything other than storage. He also stipulated to allowing public access across Lots 39 and 44 for the purpose of maintaining a public pedestrian link between King George Road and the Township open space to the west of Lot 44, as outlined in Mr. Schley’s 11/02/2020 memo. In response to the Environmental Commission’s memo dated 10-27-2020, he stated that there would be no public parking or public restrooms provided.

Hearing no further questions from the Board, Chairwoman Piedici opened the hearing to the public, either present or via telephone, for questions of the witnesses. Hearing none, she opened the hearing to the public either present or via telephone for comments.

Todd Edelstein, 172 Riverside Drive, was duly sworn by Mr. Drill and commented on the use of plastic edging material. He also opined that a raised walkway using planks would be more accessible for public use.

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

Ms. Kinback opined that the testimony presented was sufficient and offered no summation.

After deliberations, Mr. McNally moved to grant preliminary and final site plan approval subject to the conditions stipulated to by the Applicant during testimony and as stated during deliberations. Ms. Manduke seconded.

|            |      |  |
|------------|------|--|
| Roll Call: | Aye: | Asay, Esposito, Harris, Hurley, McNally, Manduke, Mastrangelo, Piedici |
|            | Nay: | Damurjian  |

Motion carried.

Mr. Crane returned to the meeting.

**MASTER PLAN REVIEW** – Chapter 1 “Goals and Objectives”

Mr. Banisch stated that the purpose of his memos dated 11/15/2020 and 11/17/2020 was to provide the Board with an updated, revised draft of the Goals and Objectives section of the Master Plan, incorporating suggestions made by the Board at its meeting on 10/20/2020 and in subsequent emails. All revisions were reviewed and accepted by the Board.

Mr. Banisch then discussed the prior actions taken by the Township regarding Highland Plan Conformance. He noted that Mr. Schley had found that it was reviewed during the 12/06/2006 Township Committee meeting. At that time, the Committee decided to opt out of the regulations.

Mr. Banisch stated that his research had yielded two (2) municipalities that received reduced affordable housing obligations related to Highlands Plan Conformance. Both reductions were granted during settlement negotiations in recognition of the percentage of land within municipal boundaries designated Highlands Preservation Area.

Hearing no further comments pertaining to the Goals and Objectives draft, Chairwoman Piedici asked Mr. Banisch to prepare a memo addressing the Land Use Element for the 01/19/2021 meeting.

In response to Chairwoman Piedici’s question, Mr. Schley affirmed that a request for updates from the Parks and Recreation Department is underway.

Ms. Asay commented that many of the pictures in the 2010 Master Plan were unidentified.

**COMMENTS FROM STAFF OR BOARD MEMBERS** – The Board was in favor of holding a small holiday party prior to the December 8, 2020 meeting.

**ADJOURN**

Ms. Mastrangelo moved, Mr. McNally seconded, all in favor and carried, and the meeting was adjourned at 8:59 PM.

Respectfully submitted,

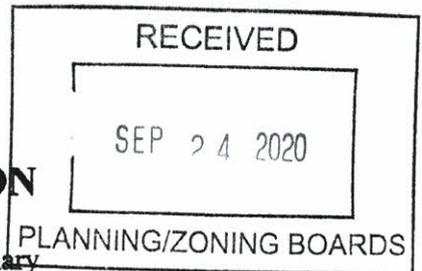
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Cyndi Kiefer, Secretary  
Township of Bernards  
Planning Board

*Adopted as drafted 12/08/2020*

12/03/2020v2 dskpjd

**TOWNSHIP OF BERNARDS  
2020 PLANNING BOARD APPLICATION**



- |  |   |
|--|---|
| <input type="checkbox"/> Minor Subdivision               | <input checked="" type="checkbox"/> Site Plan - Preliminary |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input checked="" type="checkbox"/> Site Plan - Final       |
| <input type="checkbox"/> Major Subdivision - Final       | <input type="checkbox"/> Informal Review                    |
| <input type="checkbox"/> Conditional Use                 | <input type="checkbox"/> Other (specify): _____             |

**1. APPLICANT:** Bernards Plaza Associates, L.L.C.

Address: 820 Morris Turnpike

Phone: (home) \_\_\_\_\_ (work) 973-467-5000 (mobile) \_\_\_\_\_

Email (will be used for official notifications): JoeK@gardenhomes.com

**2. OWNER (if different from applicant):** Same as Applicant

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**3. ATTORNEY:** Richard J. Hoff, Jr., Esq. - Bisgaier Hoff, LLC

Address: 25 Chestnut St., Ste. 3 Haddonfield, NJ 08033

Phone: \_\_\_\_\_ Email (will be used for official notifications): \_\_\_\_\_

**4. OTHER PROFESSIONALS (Engineer, Architect, etc. Attach additional sheet if necessary):**

Name: Catherine Mueller, P.E. (Page-Mueller Engineering) Profession: Engineer

Address: P.O. Box 4619, Warren, NJ 07059

Phone: 732-805-3979 Email (will be used for official notifications): cmueller@pagemuellereng.com

**5. PROPERTY INFORMATION:** Block(s): 8501 Lot(s): 39, 43, 44 Zone: B-5

Street Address: 403 King George Road Total Area (square feet/acres): 23 acres

**6. ARE THERE ANY PENDING OR PRIOR PLANNING BOARD OR BOARD OF ADJUSTMENT APPLICATIONS INVOLVING THE PROPERTY?**  No  Yes (if yes, explain or attach Board resolution) Application # PB-18-0005. See cover letter for further explanation.

**7. ARE THERE CURRENTLY ANY VIOLATIONS OF THE ZONING ORDINANCE INVOLVING THE PROPERTY?**  No  Yes (if yes, explain) \_\_\_\_\_

**8. ARE THERE ANY DEED RESTRICTIONS OR EASEMENTS AFFECTING THE PROPERTY?**  
 No  Yes (if yes, explain and attach copy) \_\_\_\_\_

**9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST:** \_\_\_\_\_

As a condition of the May 21, 2019 Preliminary and Final Site Plan approval, Applicant seeks approval for a walking path on Lot 44. See cover letter for further explanation.

**10. DESCRIPTION OF REQUESTED VARIANCES OR EXCEPTIONS (include Ordinance section no.):**

None

**11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION:** \_\_\_\_\_

Testimony to provided at public hearing. See cover letter for further explanation.

**12. NOTARIZED SIGNATURES (ALL APPLICANTS AND OWNERS MUST SIGN):**

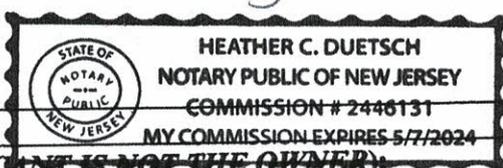
**APPLICANT(S) SIGN HERE:**

I/we, Joseph Korn and Bernards Plaza Assoc. hereby depose and say that all of the above statements and the statements contained in the materials submitted herewith are true and correct.

Signature of Applicant(s): [Signature] and 8/20/20

Sworn and subscribed before me, this 20th day of August, 2020

[Signature]  
Notary



**OWNER(S) SIGN HERE (IF APPLICANT IS NOT THE OWNER):**

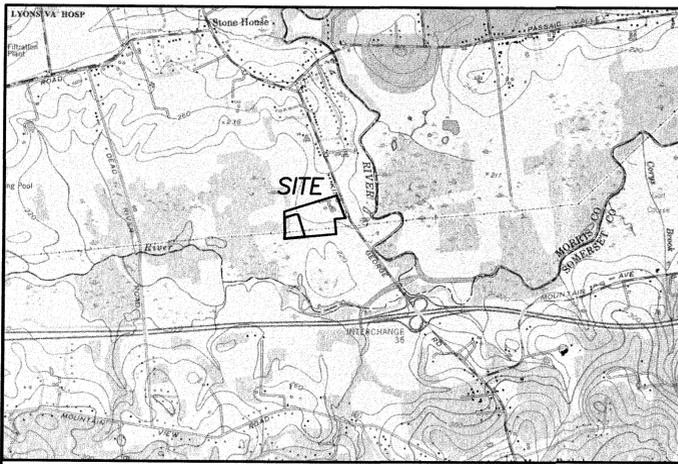
If the application is made by a person or entity other than the property owner, or by less than all of the property owners, then the property owner or the additional owners must complete the following:

I/we, \_\_\_\_\_ the owner(s) of the property described in this application, hereby authorize \_\_\_\_\_ to act as my/our agent for purposes of making and prosecuting this application and I/we hereby consent to the variance relief (if any) granted and all conditions of approval thereof.

Signature of owner(s): \_\_\_\_\_

Sworn and subscribed before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary



**U.S.G.S. MAP**

SCALE: 1" = 2,000'

**PROPERTY OWNERS WITHIN 200 FEET**

(AS CERTIFIED BY THE TOWNSHIP OF BERNARDS TAX ASSESSOR 7/8/20)

| Block | Lot | Owner  | Block | Lot  | Owner  |
|-------|-----|--|-------|------|--|
| 8501  | 41  | BERNARDS TWP OF ONE COLLYER LN BASKING RIDGE, NJ 07920                   | 8501  | 8    | BERNARDS TWP SEWERAGE AUTHORITY PO BOX 247 LIBERTY CORNER NJ 07938         |
| 8501  | 40  | JCP&L C/O GPU TAX DEPT PO BOX 4747 OAKBROOK IL 60522                     | 8501  | 7    | CROWN COURT ASSOCIATES 820 MORRIS TURNPIKE SHORT HILLS, NJ 07078           |
| 8501  | 38  | SATHE, NIKIL P & RENUKA HEDGE 425 KING GEORGE RD BASKING RIDGE, NJ 07920 | 8501  | 5.01 | BERNARDS TWP OF ONE COLLYER LN BASKING RIDGE, NJ 07920                     |
| 8501  | 11  | CROWN COURT ASSOCIATES 820 MORRIS TURNPIKE SHORT HILLS, NJ 07078         | 8502  | 1    | SUNRISE B R ASSISTED LIVING, LLC 7802 WESTPARK DR/TAX DEPT MCLEAN VA 22102 |
| 8501  | 10  | CROWN COURT ASSOCIATES 820 MORRIS TURNPIKE SHORT HILLS, NJ 07078         | 8502  | 2    | BERNARDS TWP OF ONE COLLYER LN BASKING RIDGE, NJ 07920                     |
| 8501  | 9   | CROWN COURT ASSOCIATES 820 MORRIS TURNPIKE SHORT HILLS, NJ 07078         |       |      |  |

**MUNICIPAL AND UTILITIES CONTACT LIST**

|  |   |
|--|---|
| ALGONQUIN GAS TRANSMISSION CO<br>1 LINDBERGH RD<br>STONY POINT, NY 10980<br>(908) 757-1212   | CABLEVISION OF RARITAN VALLEY<br>275 CENTENNIAL AVE; CN6805<br>PISCATAWAY, NJ 08855<br>ATTN: MERCURITE PRENDERVILLE<br>CONSTRUCTION DEPT              |
| BELL ATLANTIC CORPORATION<br>SECRETARY, 46TH FLOOR<br>1717 ARCH<br>PHILADELPHIA, PA 19102  | BERNARDS TWP SEWERAGE AUTHORITY<br>1 COLLYER LN<br>BASKING RIDGE, NJ 07920<br>(908) 204-3002  |
| JCP & L/GPU<br>SERVICE TAX DEPT<br>PO BOX 1911<br>MORRISTOWN, NJ 07962-1911  | ENVIRONMENTAL DISPOSAL CORP<br>WILLIAM HALSEY, PRESIDENT<br>PO BOX 709<br>PLUCKEMIN, NJ 07978<br>(908) 234-0677                                       |
| PUBLIC SERVICE ELECTRIC & GAS<br>MANAGER - CORPORATE PROPERTIES<br>80 PARK PLAZA, T6B<br>NEWARK, NJ 07102                                  | NEW JERSEY BELL TELEPHONE CO<br>EDWARD D. YOUNG III, SECRETARY<br>VERIZON LEGAL DEPT.<br>540 BROAD ST-ROOM 2001<br>NEWARK, NJ 07101<br>(201) 649-2233 |
| VERIZON COMMUNICATIONS<br>ENGINEERING<br>290 W MT PLEASANT AVE; STE 1400<br>LIVINGSTON, NJ 07039-2763                                      | TRANSCONTINENTAL GAS PIPELINE<br>DIVISION OFFICE<br>3200 S WOOD AVE<br>LINDEN, NJ 07036   |
| NEW JERSEY AMERICAN WATER CO<br>DONNA SHORT, GIS SUPERVISOR<br>NJ-AMERICAN WATER COMPANY, INC.<br>1025 LAUREL OAK RD<br>VOORHEES, NJ 08043 | VERIZON BUSINESS/MCI<br>RIGHT OF WAY DEPT.<br>2400 N GLENVILLE DR<br>RICHARDSON, TX 75082   |
| SOMERSET COUNTY PLANNING BOARD<br>PO Box 3000<br>Somerville, NJ 08876  |   |

**LIST OF REQUIRED GOVERNMENTAL APPROVALS**

- (BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION)
- SOMERSET COUNTY PLANNING BOARD
- SOMERSET-UNION SOIL CONSERVATION DISTRICT
- NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
- BERNARDS TOWNSHIP SEWERAGE AUTHORITY

**GENERAL NOTES/REFERENCES:**

- EXISTING BOUNDARY ACQUIRED FROM AN EXISTING CONDITIONS SURVEY PREPARED BY KENNON SURVEYING SERVICES INC., DATED 10/16/18, LAST REVISED 10/30/18.
- EXISTING IMPROVEMENTS & PHYSICAL FEATURES SHOWN ON THIS SHEET ACQUIRED FROM BERNARDS TOWNSHIP TOPOGRAPHIC MAPS.
- WETLAND TRANSITION AREA REDEVELOPMENT APPROVED PER NJDEP FILE NO. 1802-19-0001.1FWW190001.
- PROPOSED WALKING PATH APPROVED PER NJDEP FWW GP-17 TRAILS/BOARDWALKS PERMIT NUMBER #1802-19-001.2 LUP190001.

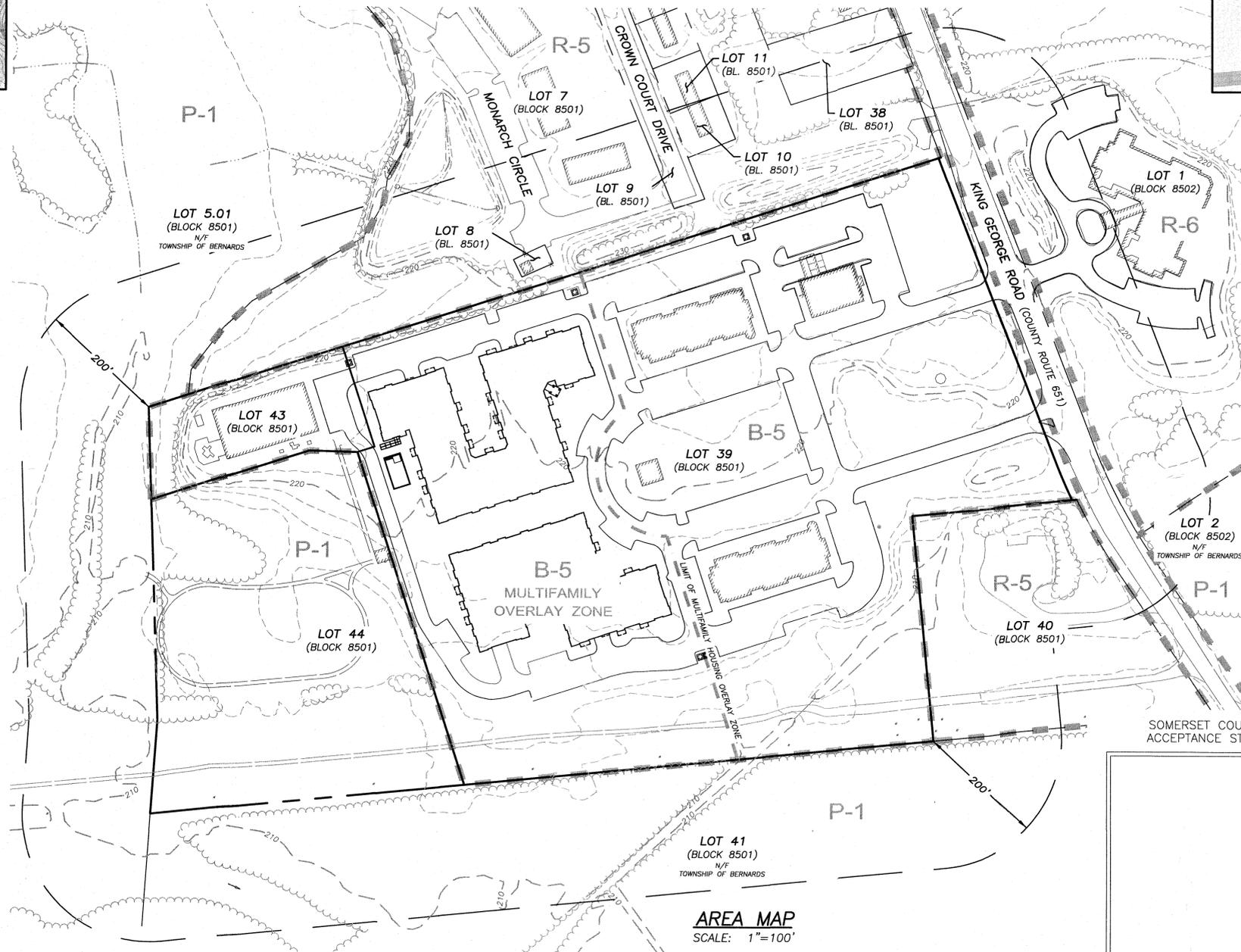


PREPARED BY:  
**PAGE-MUELLER ENGINEERING CONSULTANTS, P.C.**

POST OFFICE BOX 4619  
WARREN, NEW JERSEY 07059  
(732) 805 - 3979 \* FAX (732) 805 - 3978

SEPTEMBER 21, 2020

**PRELIMINARY & FINAL SITE PLAN  
FOR DEWY MEADOW VILLAGE  
BLOCK 8501: LOTS 39, 43 & 44  
(TAX MAP SHEET NUMBER 85)  
TOWNSHIP OF BERNARDS  
SOMERSET COUNTY, NEW JERSEY**



**AREA MAP**

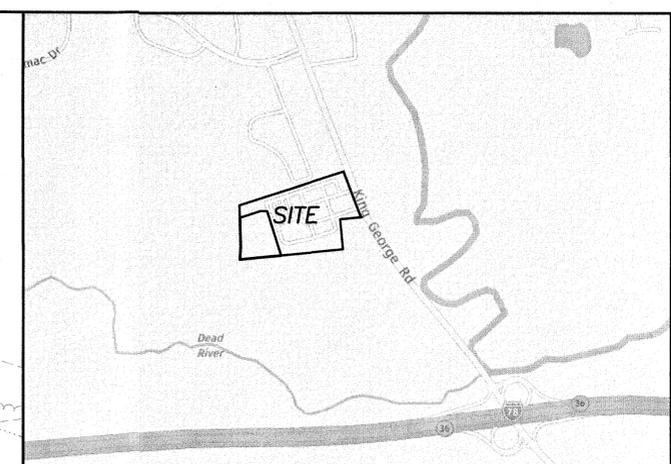
SCALE: 1"=100'

**OWNER/APPLICANT**

BERNARDS PLAZA ASSOCIATES, L.L.C.  
820 MORRIS TURNPIKE  
SHORT HILLS, NJ 07078  
973-467-5000

**ATTORNEY**

RICHARD HOFF, JR., ESQ.  
BISGAIER HOFF  
25 CHESTNUT ST, SUITE 3  
HADDONFIELD NJ 08033  
PH: 856-795-0150



**KEY MAP**

SCALE: 1" = 1,000'

Plan (or plat) of BLOCK 8501: LOTS 39, 43 & 44

Lots 39, 43 & 44 Section Map Zone B-5

Date SEPTEMBER 21, 2020 Scale AS NOTED

Applicant BERNARDS PLAZA ASSOCIATES, LLC

I consent to the filing of this Development Plan with the Planning Board of the Township of Bernards.

Joseph Kory (Member) 9/21/20 Date

I hereby certify that I have prepared this Development Plan and that all dimensions and information are correct, to the best of my knowledge and belief.

Catherine A. Mueller (N.J.P.E. Lic. No. GE44252) 9/21/20 Date

I have reviewed this Development Plan and certify that it meets all codes and ordinances under my jurisdiction.

Thomas Timko, N.J.P.E. Lic. No. 24GE06449 Date (Township Engineer)

TO BE SIGNED BEFORE THE ISSUANCE OF A CONSTRUCTION PERMIT: I hereby certify that all the required improvements have been installed or a bond posted in compliance with all applicable codes and ordinances.

(If improvements installed):

Thomas Timko, N.J.P.E. Lic. No. 24GE06449 Date (Township Engineer) (If bond posted):

Denise Szabo (Township Clerk) Date

Approved by the Planning Board. Preliminary Final (Circle one)

Kathleen I. Pledici (Planning Board Chair) Date

Cyndi Kiefer (Planning Board Secretary) Date

**LIST OF DRAWINGS**

- WP-1 COVER SHEET
- WP-2 PROPOSED WALKING PATH

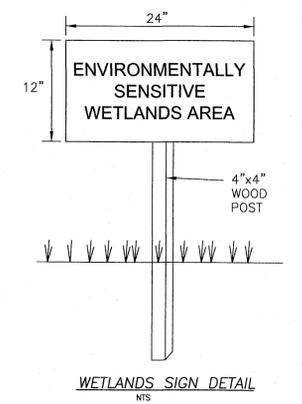
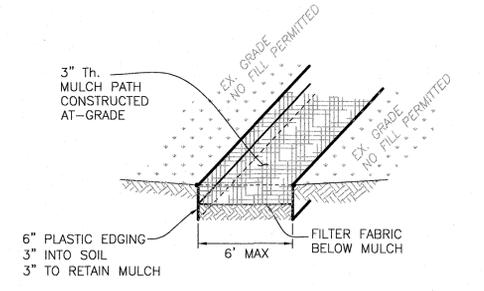
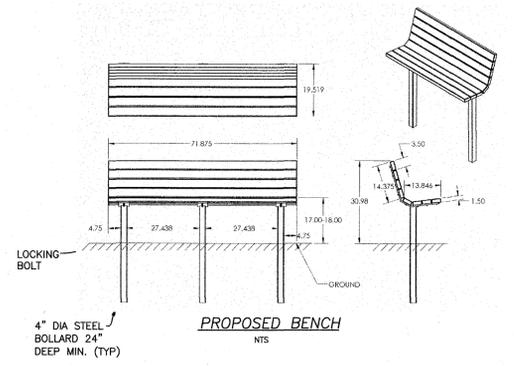
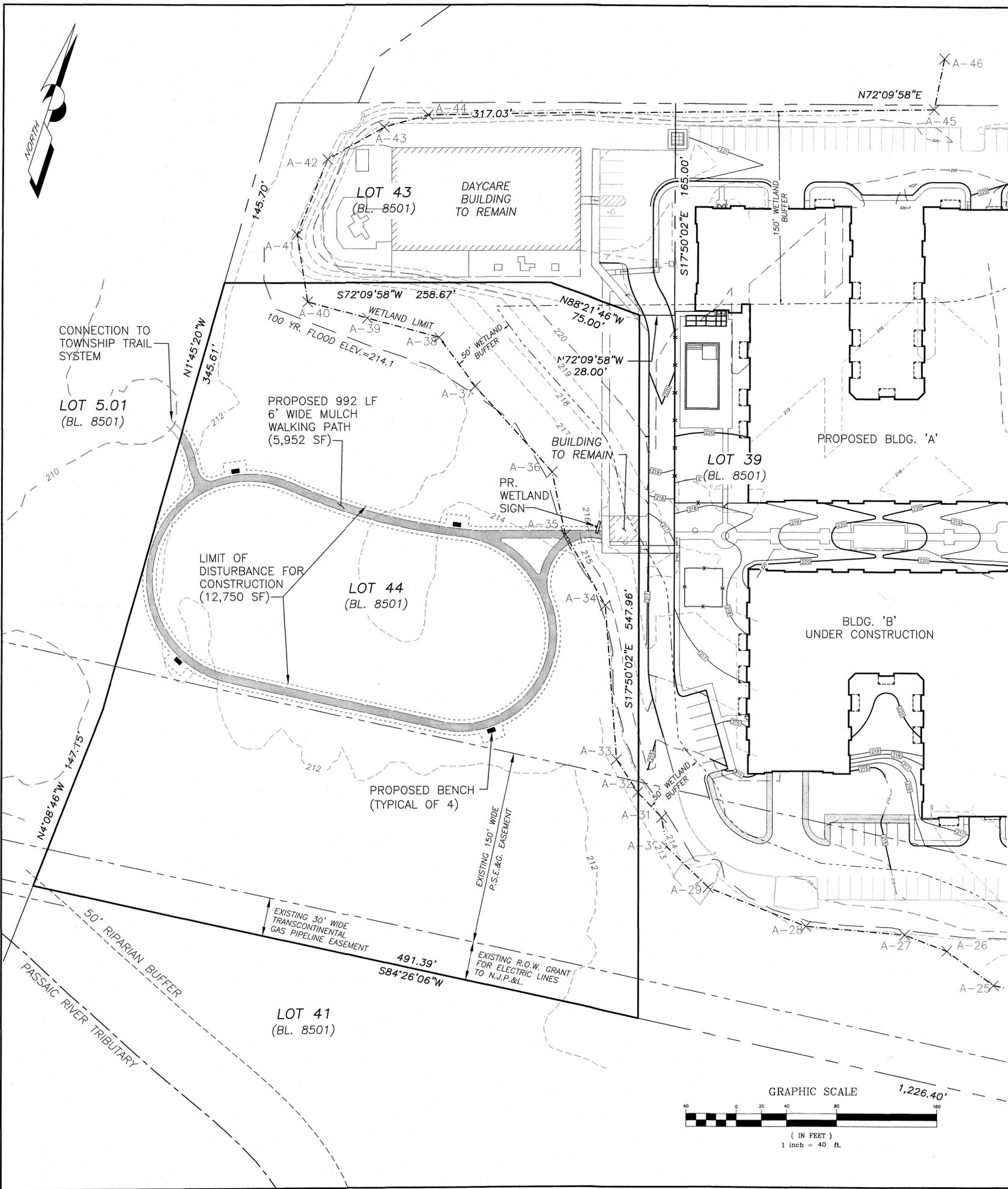
THESE PLANS ARE NOT ACCEPTED FOR CONSTRUCTION UNLESS THIS BLOCK IS STAMPED AND SIGNED BY A STAFF MEMBER OF THE SOMERSET COUNTY ENGINEERING DIVISION. ACCEPTANCE OF THESE PLANS EXPIRES TWO (2) YEARS FROM THE STAMPED DATE.

REVISED ....

DEWY MEADOW VILLAGE SITE PLAN [PME # 1133-030]  
BERNARDS TOWNSHIP, SOMERSET COUNTY, NJ

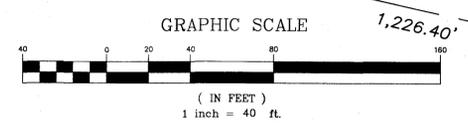
drawing no.

WP-1



**GENERAL NOTES/REFERENCES:**

- BOUNDARY ACQUIRED FROM AN EXISTING CONDITIONS SURVEY PREPARED BY KENNON SURVEYING SERVICES INC., DATED 10/16/18, LAST REVISED 6/13/19.
- EXISTING IMPROVEMENTS & PHYSICAL FEATURES SHOWN ON THIS SHEET ACQUIRED FROM BERNARDS TOWNSHIP TOPOGRAPHIC MAPS.
- WETLAND FLAGS DELINEATED BY PK ENVIRONMENTAL, FIELD LOCATED BY KENNON SURVEYING SERVICES INC.
- WETLAND TRANSITION AREA REDEVELOPMENT FOR LOT 44 & 39 APPROVED PER NUDEP FILE NO. 1802-19-0001.1FWW190001.
- FLOOD HAZARD ELEVATION VERIFICATION APPROVAL PER NUDEP 1802-19-0001.1FHA 19001.
- VERTICAL DATUM NAVD88.
- THE OFF-SITE PASSAIC RIVER IS DESIGNATED AS FW2 NON-TROUT WITH A 50' RIPARIAN BUFFER WHICH DOES NOT ENCROACH THE PROJECT AREA.
- ALL TEMPORARY CONSTRUCTION DISTURBANCE TO BE RESTORED TO NATURAL, PRE-DISTURBANCE CONDITION.
- PROJECT COMPLIES WITH FLOOD HAZARD PERMIT BY RULE #22 - CONSTRUCTION OF A TRAIL AS FOLLOWS:
  - THE PROPOSED TRAIL IS 6' MAXIMUM.
  - THE PATH WILL BE CONSTRUCTED AT EXISTING GRADE.
  - NO DISTURBANCE IS LOCATED WITHIN 25' OF ANY TOP OF BANK. THE NEAREST TRIBUTARY IS ~200' TO THE SOUTH.
  - NO TREES WILL BE REMOVED. THE AREA OF THE TRAIL WAS FORMERLY A SOCCER FIELD.
  - THE AREA OF THE TRAIL IS 5,952 SF, LESS THAN 1/4 ACRE.



|   |   |  |
|---|---|--|
|   | PAGE-MUELLER ENGINEERING CONSULTANTS, PC<br>POST OFFICE BOX 4619<br>WARREN, NEW JERSEY 07059<br>(732) 805 - 3979 • FAX (732) 805 - 3978 | project name<br>PRELIMINARY & FINAL SITE PLAN<br><b>BLOCK 8501: LOTS 39, 43 &amp; 44</b><br>(TAX MAP SHEET 85)<br>BERNARDS TOWNSHIP, SOMERSET COUNTY, NEW JERSEY |
|   | drawing name<br><b>PROPOSED WALKING PATH</b>  | drawing no.<br>WP-2  |
| drawn by<br><br><b>CATHERINE A. MUELLER, P.E.</b><br>NEW JERSEY PROFESSIONAL ENGINEER LICENSE No. GE44252 | checked by<br>CAM   | date<br>9/21/20  |
| scale<br>1" = 40'   | project no.<br>1133-030   |  |