

# **TOWNSHIP OF BERNARDS** **PLANNING BOARD**

## **MINUTES v2** **REGULAR SESSION** September 21, 2021

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

### **FLAG SALUTE**

### **OPEN 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 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 20, 2021 and was electronically mailed to all 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 p.m. and no new witnesses or testimony heard after 10:30 PM."

### **ROLL CALL:**

Members Present: Baumann, Crane\*, Damurjian, Eorio, McNally, Mastrangelo, Piedici

Members Absent: Asay, Fields, Manduke

Also Present: Board Attorney, John P. Kaplan, Esq.; Township Planner, David Schley, PP, AICP;  
Board Secretary, Cyndi Kiefer

\*via telephone

Moved by Mr. Baumann, seconded by Mr. Damurjian, all eligible in favor and carried, that the absences of Ms. Asay, Mayor Fields and Ms. Manduke be excused.

### **APPROVAL OF MINUTES**

July 20, 2021 - Regular Session - On motion made by Mr. Damurjian and seconded by Mr. Eorio, all eligible in favor and carried, the minutes were adopted as drafted. Ineligible: Mastrangelo

### **COMPLETENESS AND PUBLIC HEARING**

Moreira, F./Araujo, S.; Block 704, Lot 2; 37 Parkview Avenue; Conditional Use (apartment within a single family residence); PB21-004

Present: Fernando Moreira & Sonia Araujo, Applicants

Mr. Kaplan stated that notice was sufficient and timely therefore the Board had jurisdiction to hear this application. Mr. Schley, Mr. Moreira and Ms. Araujo were duly sworn.

Sonia Araujo, Applicant residing at 37 Parkview Avenue, testified that she and Mr. Moreira were seeking approval for an existing unapproved mother/daughter apartment which is a conditional use. She stated that, in her opinion, all of the conditions had been met and that the only variance required would be for parking in the front yard. Ms. Araujo confirmed that all of the renovations would take place inside the dwelling and that the footprint of the house would not be increased or changed. The garage is in the process of being converted into living space and the laundry room will be renovated into an open-air entrance way for the apartment. She noted that the latter would actually reduce the living space of the existing apartment.

Chairwoman Piedici advised that she had driven by the subject property and shared her observations.

Referring to Mr. Schley's memo dated 09/16/2021, Ms. Araujo testified that none of the existing vegetation or trees will be removed and confirmed that the apartment is for her mother. She also believed that the existing driveway would be sufficient to provide safe and efficient vehicular parking and circulation.

Referring to the variance requested for parking in a front yard, Mr. Schley stated that the subject property is a corner lot with two (2) front yards (Morristown Road and Parkview Avenue). All the parking on the property takes place in the existing driveway which is technically in a front yard and although a parking area could be provided in a conforming location, it would result in additional impervious coverage. He added that, in his opinion, existing vegetation along Morristown Road provides ample screening for the existing parking area.

The remainder of the comments in Mr. Schley's memo and in the Environmental Commission's memo dated 08/24/2021 were addressed to the Board's satisfaction.

Hearing no further questions from the Board, the hearing was opened to the public for questions or comments. Hearing none, that portion of the hearing was closed.

After deliberating, the Board concluded that the Applicants had satisfied the positive and negative criteria required for a "c(2)" or "benefits outweigh detriments" variance. Mr. Baumann moved to deem the application complete and to direct the Board Attorney to draft a resolution memorializing the Board's decision to grant Conditional Use approval and variance relief as requested, subject to the conditions stipulated to by the Applicants and as stated during deliberations. Committeeman McNally seconded.

Roll call:	Aye:	Baumann, Crane, Damurjian, Eorio, McNally, Mastrangelo, Piedici
	Nay:	NONE

Motion carried.

#### **MASTER PLAN REVIEW**

Chairwoman Piedici advised that due to a family emergency, the Board Planner, David Banisch, PP, AICP, was unable to attend the meeting and that the Master Plan review would resume at the October 19, 2021 meeting.

#### **COMMENTS FROM MEMBERS OR STAFF**

Chairwoman Piedici announced the cancellation of the October 5, 2021 meeting.

#### **ADJOURN**

Moved by Ms. Mastrangelo, seconded by Committeeman McNally, all eligible in favor and carried, the meeting was adjourned at 7:57 PM.

Respectfully submitted,

Cyndi Kiefer, Secretary  
Planning Board

*Adopted as drafted 10-19-2021*

09/28/2021 dskpjkap