

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA v2

Warren Craft Meeting Room
February 6, 2024
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. The meeting will be streamed live for those interested in watching on their computers. The link will be available at 7:30 PM by clicking on the "Watch the Meeting Live" icon on the Bernards Township homepage. Questions/comments from the public will be accepted in person and **only** during the public questions/comment periods of the meeting.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. OPEN PUBLIC MEETING STATEMENT**
- 4. OATHS OF OFFICE**
 - John Crane, Class II Member, one-year term expiring 12/31/24
 - Andrew McNally Class III Member, one-year term expiring 12/31/24
 - Tyler Seville, Class IV Member, four-year unexpired term (Piedici) expiring 12/31/2025
 - Eduardo Rubino, Class IV Member, Alternate 1, two-year term expiring 12/31/25
 - Julianne Smith, Class IV Member, Alternate 2, two-year unexpired term (vacant) expiring 12/31/2024
 - Continuing Members: Damurjian, Eorio, Ladyzinski, Manduke, Mastrangelo
- 5. ROLL CALL**
- 6. REORGANIZATION MEETING**
- 7. APPROVAL OF MINUTES**
 - A.** December 19, 2023 – Regular Session
 - B.** December 19, 2023 – Executive Session
- 8. PUBLIC HEARING**
 - A.** [Aucta Pharmaceuticals Inc.](#); Block 2401 Lot 4; 170 Mt. Airy Road; Preliminary/Final Site Plan; PB23-001
- 9. COMMENTS FROM MEMBERS** (5-minute limit per member)
- 10. COMMENTS FROM STAFF**
- 11. ADJOURN**

01/29/2024 dspdds

TOWNSHIP OF BERNARDS

2023 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 checked="" type="checkbox"/> Other (specify): "c" variances |

1. APPLICANT: Aucta Pharmaceuticals Inc.

Address: 71 Suttons Lane, Piscataway, NJ 08854

Phone: (home) _____ (work) (732) 640-0030 (mobile) _____

Email (will be used for official notifications): xiao.yang@auctapharma.com

2. OWNER (if different from applicant): N/A

Address: _____

Phone: _____ Email (will be used for official notifications): _____

3. ATTORNEY: Nicole M. Magdziak

Address: One Jefferson Road, Parsippany, NJ 07054

Phone: (973) 966-8027 Email (will be used for official notifications): nmagdziak@daypitney.com

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

Name: Hartland Engineering LLC Profession: Civil Engineer

Address: 32 Starlight Drive, Morristown, New Jersey 07960

Phone: (201) 446-5533 Email (will be used for official notifications): vageles@hartlandengineering.com

5. PROPERTY INFORMATION: Block(s): 2401 Lot(s): 04 Zone: E-3

Street Address: 170 Mount Airy Road; Basking Ridge NJ 07920 Total Area (square feet/acres): 365,787 s.f./8.397 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) OPRA request is pending

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) _____

02/06/19

Bernards Township Planning Board

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9. DESCRIPTION OF THE EXISTING PROPERTY AND THE PROPOSAL/REQUEST: _____

The property is currently used for general office purpose and no change in use is proposed in this application.

See Project Proposal attached to this application for a summary of the proposed elevator addition.

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

Please see attached Proposal regarding variance relief for number of loading spaces and impervious coverage.

11. THE FOLLOWING ARGUMENTS ARE MADE IN SUPPORT OF THE APPLICATION: _____

The Applicant is not requesting any variance relief. The existing building is proposed to be used as a research and development laboratory and office - uses which are permitted in the E-3 Zone. The Applicant is proposing to construct an addition to the building to accommodate an elevator, which will not negatively impact traffic or the public health or safety.

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

APPLICANT(S) SIGN HERE:

I/we, Nicole Magdziak, Attorney for Applicant and _____ 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): Nicole Magdziak and _____

Sworn and subscribed before me, this 14th day of July, 2023.

Darlene Rinaldi
Notary

DARLENE M. RINALDI
A Notary Public of New Jersey
My Commission Expires 05/05/2024

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

PROJECT PROPOSAL

Aucta Pharmaceuticals Inc. (the “Applicant”) is seeking preliminary and final site plan approval to construct an elevator addition to one of the existing office building on the property located at 170 Mount Airy Road, Basking Ridge, NJ 07920 and designated as Block 2401, Lot 4, as shown on the official tax map of the Township of Bernards (the “Property”). The Property has a lot size of approximately 365,787 square feet and is located in the Office E-3 zone.

The Property currently encompasses an office complex, consisting of three single-story brick buildings along with one two-story brick building. The Applicant proposes to add an elevator to the two-story brick building, together with associated site improvements, including removing a section of the existing concrete pavement, which will subsequently be replaced with grass. The installation of the proposed elevator will result in an additional 156 square feet of impervious coverage on the Property. The Applicant is also proposing a roll-up door with an exterior access ramp (essentially a new loading dock) near the southernmost corner of the building, facing Route 287.

The Applicant is seeking the following variance relief:

1. To permit 1 loading space, where 2 loading spaces are required and 1 loading space is existing.
2. To permit an impervious coverage of 45.99% (an increase of 95 square feet), where 45.97% is existing and 40% is permitted.