

TOWNSHIP OF BERNARDS **PLANNING BOARD**

REGULAR MEETING AGENDA

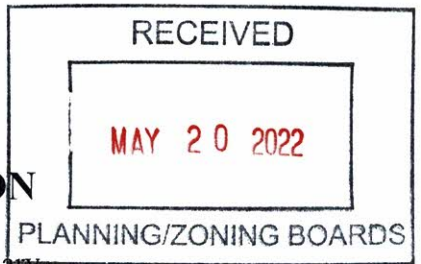
Warren Craft Meeting Room
August 2, 2022
7:30 PM

This meeting will be held in person in the Warren Craft Meeting Room. In addition, the public will be able to view the meeting live on Optimum/Cablevision TV – Channel 15 and Verizon FIOS TV – Channel 35 and the meeting will also 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. ROLL CALL**
- 5. APPROVAL OF MINUTES**
 - A. June 7, 2022 – Regular Session
 - B. June 21, 2022 – Regular Session
- 6. HEARING – MODIFICATION OF CONDITION**
 - A. [Fenwick Basking Ridge Homeowners Association Inc.](#); Block 7702, Lots 10.01-10.05; 3, 6, 7 10, 11 Fenwick Place; Modification of Condition of Approval (PB11-011); PB22-002
- 7. PUBLIC HEARING**
 - A. [United States Golf Association](#); Block 9601, Lot 5.01; 77 Liberty Corner Road; Amended Preliminary/Final Site Plan Approval, Bulk Variance; PB22-003
- 8. COMMENTS FROM MEMBERS** (5-minute limit per member)
- 9. COMMENTS FROM STAFF**
- 10. ADJOURN**

07/12/2022 dskpjd

**TOWNSHIP OF BERNARDS
2022 PLANNING BOARD APPLICATION**



- | | |
|--|---|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Site Plan - Preliminary |
| <input type="checkbox"/> Major Subdivision - Preliminary | <input 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): <u>Modification of condition of approval</u> |

1. APPLICANT: Fenwick Basking Ridge Homeowners Association Inc.

Address: P.O. Box 156, Liberty Corner, NJ 07938

Phone: (home) 908-591-5384 (work) _____ (mobile) _____

Email (will be used for official notifications): brian@rockerassociates.com

2. OWNER (if different from applicant): See attached

Address: _____

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

3. ATTORNEY: Jeffrey Lehrer, Esq.

Address: 15 Mountain Boulevard, Warren, NJ 07059

Phone: 908-757-7800 ext. 180 Email (will be used for official notifications): jlehrer@newjerseylaw.net

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

Name: _____ Profession: _____

Address: _____

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

5. PROPERTY INFORMATION: Block(s): 7702 Lot(s): 10.01-10.05 Zone: R-4

Street Address: 3, 6, 7, 10 & 11 Fenwick Place Total Area (square feet/acres): 10.5 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) Planning Board approval dated May 17, 2016

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) See attached

**TOWNSHIP OF BERNARDS
2022 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: United States Golf Association

Address: 77 Liberty Corner Road, P.O. Box 708, Far Hills, NJ 07931

Phone: (home) 516-754-9463 (work) _____ (mobile) _____

Email (will be used for official notifications): rtedaldi@usga.org

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

Address: _____

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

3. ATTORNEY: Thomas J. Malman and Nicole N. Magdziak, Day Pitney, LLP

Address: One Jefferson Road, Parsippany, NJ 07054

Phone: 973-966-8179 Email (will be used for official notifications): tmalman@daypitney.com
973-966-8027 nmagdziak@daypitney.com

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

Name: Ronald Kennedy, Gladstone Design, Inc. Profession: Engineer

Address: 265 Main Street, P.O. Box 400, Gladstone, NJ 07934

Phone: 908-234-0309 Email (will be used for official notifications): rkennedy@gladstonedesign.com

5. PROPERTY INFORMATION: Block(s): 9601 Lot(s): 5.01 Zone: GH

Street Address: 77 Liberty Corner Road, Far Hills Total Area (square feet/acres): 68.537 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)

Several Board of Adjustment applications before the Property was rezoned to GH. Prior application to Planning Board for a building addition and generators, parking, and related improvements. Copies of prior resolutions relating to the parking lot expansion and administrative building are attached.

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) Wetland Buffer Conservation Easement, recorded in the Somerset County Clerk's Office March 6, 2006 at Deed Book 5868, Page 242.
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parking spaces proximate to the entrance of the administrative/office building. The Applicant is further proposing to install stormwater management improvements, landscaping, lighting and other related site improvements.