

**PLANNING BOARD**  
**BOROUGH OF BERNARDSVILLE**  
**Agenda – April 11, 2024**  
**IN PERSON MEETING 7:30 PM**

Borough Hall - 166 Mine Brook Road, 2<sup>nd</sup> Floor, Bernardsville, NJ 07924

YouTube Live Stream for viewing access only (No public comment):

<https://www.youtube.com/@bernardsvilleboro/streams>

**A. STATEMENT OF ADEQUATE MEETING NOTICE - Chair Graham.**

**B. ROLL CALL**

- DeMarco    Gardner    Geller    Graham    Horowitz    McQueen    Simoff    Walden  
 Zazzarino

**C. MEETING MINUTES**

**1) January 25, 2024**

*Eligible Members: Gardner, Graham, Horowitz, Simoff, Walden, Zazzarino*

**2) February 8, 2024**

*Eligible Members: Gardner, Geller, Graham, Horowitz, McQueen, Simoff, Walden, Zazzarino*

**D. COMMUNICATIONS**

- 1) Consistency Review Memo prepared by John Szabo, PP dated April 8, 2024 re: Ordinance No. 2024-1998;
- 2) Somerset-Union Soil Conservation District letter dated 3/25/24 Re: Pugliese Restaurant App. No. 2024-6385;
- 3) Somerset-Union Soil Conservation District letter dated 3/25/24 Re: Bernardsville Polo Grounds App. No. 2023-5873.

**E. BUSINESS OF VISITORS NOT RELATED TO AGENDA**

**F. OLD BUSINESS**

None.

**G. NEW BUSINESS**

- 1) **MASTER PLAN CONSISTENCY REVIEW pursuant to N.J.S.A 40:55D-26a**  
ORDINANCE #2024-1998, AMENDING THE STORMWATER CONTROL ORDINANCE AND SUPPLEMENTING AND AMENDING CHAPTER 12 OF THE BOROUGH LAND USE CODE

**2) REVIEW AND APPROVAL OF BILLS IN AMOUNT OF \$26,534.35**

**H. PUBLIC HEARINGS**

None.

**I. PENDING APPLICATIONS**

**1) AR at BERNARDSVILLE, LLC**

39 Olcott Square + 5 Morristown Rd.

Block 125, Lot 1-3 Zone: D-C

Application No. SP-247

The Applicant is seeking Preliminary Major Site Plan w/Variations & Design Waivers. Received 3/21/23; New application filed in accordance with adopted Redevelopment Plan received 9/29/23. Hearing commenced on February 8, 2023 and was continued to February 22, 2024. Application was carried to March 28<sup>th</sup> without need for further notice. On March 25, 2024, the applicant requested an adjournment until April 25, 2024 and granted the Board until May 31, 2024 to act on the application.

Eligible Members: Gardner, Geller, Graham, Horowitz, McQueen, Simoff, Walden & Zazzarino

**2) EQUINET PROPERTIES, LLC**

55 Claremont Road (Situated within Subarea 6 of the Quimby Lane Redevelopment Zone)

Block 71, Lot 6

Application No. SP-238A

Applicant is seeking Amended Preliminary & Final Residential Site Plan, Variations & Design Waivers; Revised documents submitted 9/18/23

Previously heard 5/11, 5/25, 7/13, 9/28 & 11/16 and continued to 1/11/2024 without need for further Notice. Letter dated 12/12/23 from Applicant's Attorney, Roy E. Kurnos granting the Board an Extension of Time to act on this application until 2/29/24 as the applicant is not yet ready to proceed. Applicant granted the Board an Extension of Time within which to decide the application until March 31, 2024. Applicant granted Board until June 30, 2024 to act on the application. Eligible Members: Graham, Horowitz, McQueen & Simoff

**3) MICHAEL AND HEATHER ECKEL**

42 Maple Street

Block 113, Lot 15

Application No. 662

Applicants are seeking Subdivision Approval to create one (1) new lot for the construction of a single family dwelling. Application was received on March 14, 2024. Awaiting completeness review.

**4) PANIFICIO PUGLIESE, LLC**

53 Morristown Road

Block 125, Lot 11

Application No. SP-249

Applicant is seeking Preliminary and Final Major Site Plan Approval with Bulk Variance relief to convert the existing one-story (former garden center) building to a sit-down restaurant. Application was received on April 4, 2024. Awaiting completeness review.

**5) BENJAMIN ZEIDLER & KATHERINE D. O'CONNOR (Applicants)**

1-1 Mendham Road

Block 32, Lot 15

Application No. 663

Jeffrey W. Maddaluna (Adjoining Property Owner)

161 Claremont Road

Block 32, Lot 14

Applicants are seeking a Lot Line Adjustment for the conveyance of 12,917sf of land from the Maddaluna property to the Zeidler/O'Connor property. Both lots will comply with the ordinance, no variances will be created and no construction is proposed. Application received on April 4, 2024. Awaiting completeness review.

**J. BUSINESS OF VISITORS - Second Opportunity.**

**K. EXECUTIVE SESSION - As Required.**

**L. ADJOURNMENT**

The next scheduled meeting will be held IN-PERSON on Thursday, April 25th at 7:30 pm at Borough Hall - 166 Mine Brook Road, Bernardsville, NJ 07924

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Cc: Steven Warner, Esq. – Agenda & attachments  
John Szabo, PP. – Agenda & attachments  
Bob Brightly, PE – Agenda & attachments  
Nancy Malool, Borough Administrator – Agenda only, by email  
Anthony Suriano, Borough Clerk – Agenda only, by email