

PLANNING BOARD MINUTES – BOROUGH OF BERNARDSVILLE

MAY 26, 2011

7:30 PM

1. Statement of Adequate Notice: Chairman Graham read into the record the Notice Statement.
2. Roll Call: Members Present: Chairman Graham, Vice Chairman Simoff, Members: Knudsen, Foster, Rochat, Kellogg and Re

Members absent: Ms. Thompson and Ms. Paluck

3. Approval of Minutes:

March 24, 2011 – Motion to adopt as amended: Ms. Foster Second: Mr. Knudsen

Voice Vote: All eligible members voted in the affirmative

April 28, 2011 – Motion to adopt as amended: Ms. Kellogg Second: Mr. Simoff

Voice Vote: All eligible members voted in the affirmative

4. Business of Visitors No Related to Agenda: None

5. Pending Applications/Public Hearings:

- A. Vandever/Sheer Bluff Holdings, LLC Appl # M-90 Block 28 Lots 47, 48, 56; Douglas Avenue and Route 202 R-1 & R-2 Zones

This matter is postponed to June 23, 2011. Postponement was announced and no interested parties were present in the audience.

- B. William R. Craven/Stemer Developmnet, LLC; Appl # 637, Block 9 Lots 5.04 & 6, 101 Campbell Road & Skyline Drive, R-1 Zone

Representing the applicant is Jessica Sweet Pyatt, Esq. Ms. Pyatt intends to call one witness, Mr. Aldrich, a surveyor who prepared the Plat.

Mr. Aldrich of the firm Yannacone, Villa and Aldrich, Chester, New Jersey was sworn and accepted by the Board. Mr. Aldrich presented the revised site plan, date April 26, 2011. It is the applicants' intent to move the line lot to align with the property line to create two conforming lots. The line adjustment will enable the applicant to maintain his view from the swimming pool of the meadow/pasture. The adjacent lot is vacant and the line adjustment will eliminate any future developments concerns and maintain the meadow vista.

There is no need for a variance and the applicant concurs with the comments expressed in Mr. Brightly's report.

It was suggested that line be delineated with a monument marker.

Board reviewed and slightly modified the draft Resolution prepared by Mr. Hoffman

Motion to approve: Mr. Simoff

Second: Ms. Kellogg

Roll Call: Aye – Graham, Simoff, Knudsen, Foster, Rochat, Kellogg and Re

Nay – None

C. 30 Olcott Square, LLC/Hampshire Companies, Appl # SP-198 A-2, Block 66 Lot 17, B-1 Zone

Mr. Lawrence Calli, Esq is representing the applicant. Mr. Calli reported that the application proposes a Boutique operation not a “drop in” retail shop. The business is a high volume retailer with high end specialty outdoor gear and goods. The prior Resolution prohibited retail use, rather professional office space.

Business owner is building owner. It is the same family with several corporate entities. Applicant is willing to provide property owners disclosure. Also, applicant is amendable to change of tenant/use will require site plan revision.

The application proposed needs less parking than that which is required. Two witnesses will testify this evening, architect and traffic engineer.

First witness is a recall witness, Philip Kennedy-Grant, Architect, Bernardsville, New Jersey.

Site elevations which were submitted to the Board were reviewed showing the building’s exterior, finished square footage and interior layout. Ms. Rochat questioned if the applicant intends to display goods outdoors on walkways, like they have at their Basking Ridge location?

The question was answered by business owner, Robert Mireski. The situation at the Basking Ridge store will not be repeated in Bernardsville. A former manager purchased excess goods that the store could not properly display. The Bernardsville store will have fewer products. Mostly garments, accessories, shoes and boots. No kayaks or other large sporting good items will be sold from the Bernardsville location.

Mr. Kennedy was questioned if the retention wall to the west will remain? Yes the wall will remain.

There were no other Board or public questions for Mr. Kennedy.

Next witness is Robert Mireski, Vice President Hampshire Companies. Mr. Mireski was sworn and accepted as a witness. Mr. Mireski explained the nature of the business operation, and type of retail products to be sold. Mr. Mireski stated that this is a destination type retail operation. Customers are visiting for they have a specific need for the product lines. The merchandise is high

end outdoor sport gear and wear. The Basking Ridge location will close with the opening of the Bernardsville store. Store hours will be:

Monday – Friday: 10:00 AM – 6:00 PM

Saturday: 11:00 AM – 5:00 PM

Sunday: Noon to 5:00 PM

Currently two to four employees are working at the Basking Ridge store, but the Bernardsville store will be smaller and require only two-three employees. Visitors average one to two people per hour.

Ms. Rochat questioned about signage. Mr. Mireski stated that a new sign will fit in the location of the existing location sign. Mr. Mireski agreed to present a concept of the sign for the Board's review. No additional signs are proposed. In addition current company fleet advertising business will not be at this location.

Regarding deliveries it is primarily a parcel delivery via Federal Express and UPS. Delivery trucks will park in the loading area. Shipment of product will not occur at store, rather direct from the manufacturer.

Mr. Mireski when questioned about sponsored events, clinics or classes explained that this would not occur at the store, but at the destination location.

No further questions from the Board or public.

Next witness is Traffic Engineer Charles Olivio, Stonefield Engineering, Rutherford, New Jersey

Mr. Olivo presented analysis of parking both current and proposed.

Exhibit A1 was presented: Parking Lot Regional Map dated May 26, 2011.

Mr. Olivio stated that an aerial photo was taken, but not yet available. However the image is accurate to existing conditions.

Currently there are 146 parking stalls. Parking utilization studies indicate there is sufficient parking for employee and customers at peak and off-peak hours. However, Board members stated that the parking study results will conflict when the library sponsors events.

Mr. Mondok reported that his 2005 notes for the site plan indicate the following allocation of parking stalls: new parking lot has 57, lower parking lot has 50 and there are 43 stalls at the Old Library. Totals 150 stalls, but there were adjustments for loading zones and dumpsters. Mr. Kennedy noted that eleven stalls were allocated in 2005-2006 and the applicant anticipates utilizing all stalls. Further discussion regarding parking suggested that the store web site direct visitors where to park and perhaps stalls allocated to The Hampshire Group could be noted in Lot # 6.

No other Board questions for Mr. Olivo. Public questions were posed by neighboring property owner Peter Palmer expressing concern that location visitors will continue to park at his property and cross Route 202. Suggestions other than the web site to direct visitors where to park included:

Municipal parking sign on Route 202. Borough would make application to NJDOT.

Store bulk mailer/post card advertising new location and parking location.

Remove sign in Lot 7

Install double sided sign in Lot 6

Consider decals for Lot 4 as employee parking [off Mount Airy]

Board was satisfied with proposed conditions.

Motion to approve with conditions: Mr. Simoff

Second: Mr. Knudsen

Roll Call: Aye – Graham, Simoff, Knudsen, Foster, Rochat, Kellogg and Re

Time is 9:55PM

6. Report of Subdivision and Site plan Committee

7. Report of the Evaluation Committee

Motion to accept both committee reports: Ms. Foster

Second: Mr. Knudsen

Voice Vote: All members present voted in the affirmative

8. Old Business – None

9. New Business:

A} Payment of Vouchers in the total amount \$ 8,954.25

Motion to pay Bills: Mr. Simoff

Second: Ms. Foster

Roll Call: Aye: Graham, Simoff, Knudsen, Foster, Rochat, Kellogg and Re

B} Future Work Session Meeting Business: Proposed Energy Ordinance and Re-examination of sign ordinance.

10. Business of Visitors – None

11. Executive Session – None

12. Adjournment – Time is 10:20 PM

Motion to adjourn: Mr. Simoff

Second: Ms. Foster

Voice Vote: All members present voted in the affirmative.

Respectfully submitted,

Teresa Lyons, Recording Secretary

Keywords:minutes-planning-board-vandever-sheer-bluff-56-douglas-avenue-william-craven-101-campbell-road-30-olcott-square