

**PLANNING BOARD  
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY  
29 Park Avenue  
Berkeley Heights, NJ 07922**

**AGENDA  
Regular Meeting  
February 19, 2020 7:30 PM**

**Members:** Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Niceforo, Mr. Hall,  
Ms. Schwarz, Mr. Mangold, Ms. Poage, Ms. Greenwald, Mr. Cunningham

**Notice:** This meeting is being held in conformance with Open Public Meeting Act. Adequate notice of this meeting has been posted on the bulletin board at the Municipal Building and sent to the newspaper of record. The Agenda has also been posted at the Municipal Building and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Oath of Public Officers – Newly Appointed Members**

Daniel Monaco – Alternate #2 – 1-year term to end 12/31/2020

**Roll Call:**

**Adoption of Minutes:**

January 22, 2020

**Adoption of Resolutions:**

**App.#SP-7-19: GBS, Ltd., 321 Snyder Ave., Block 1301, Lot 16 (LI Zone)**

Proposed reconstruction and expansion of existing parking area which will require variances. The proposed project includes associated stormwater management system modifications as well as a new lighting and landscaping plan. In addition, the proposed ground sign would require a variance. The 1.063-acre site is home to an existing mixed-use commercial/industrial building and associated parking and loading facilities. The building is being used as primary office operations and warehouse storage for their HVAC business.

**App.#M-2-18: Peter Dellomo, 390 Longview Ave., Bl. 2001, L. 14 (R-15 Zone)**

The applicant is seeking minor subdivision approval to create two lots from one existing lot on which there is a single-family home. The existing house would remain, and a new, single-family dwelling would be built on the newly created lot. Various bulk variances would be required as described in the application. [Application was denied.]

**Applications for Review:**

**App.#SP-9-19: Toll Bros., Inc., 110 Roosevelt Avenue, Block 1301, Lot 19**

Proposed residential development on the former site of the Church of the Little Flower's school and parish center in accordance with the Amended and Restated Redevelopment Plan for the Hamilton Avenue School. The project involves the demolition of the main school building, the parish center, the existing parking lot and all associated buildings and structures to allow for construction of the new residential buildings as follows: 11 market-rate residential buildings with 47 three-bedroom townhouses and 2 affordable housing buildings with 4 one-bedroom units, 12 two-bedroom units, and 4 three-bedroom units.

**Adjournment:**

Connie Valenti, Secretary