

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

**AGENDA
Regular Meeting
August 14, 2019 7:30 PM**

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

Mr. Robertson, Board Attorney Mr. Solfaro, Board Engineer

Notice: This meeting is being held in conformance with the Open Public Meetings 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.

Roll Call:

Adoption of Minutes:
June 19, 2019

Adoption of Resolutions:

Request to Extend Preliminary Subdivision Approval
App. P&F#1-15: Westminster Presbyterian Church, 725 Mountain Ave., Bl. 2006, L. 32
Request to extend the preliminary subdivision approval that was granted in 2016.

App.#SP-2-19: Elite Properties at Berkeley Heights, LLC, 663 & 665 Springfield Avenue and 88 River Road, Block 502, Lots 1, 2, 4 and 5

The applicant is requesting preliminary and final site plan approval for two apartment buildings which are proposed to be constructed on the former Berkeley Florist site. "Building One" would be a three-story, mixed use building with 4,300 square feet of retail space and 37 residential units. "Building Two" would be a two-story residential building with 8 units. Of the 45 residential units, 9 would be affordable COAH units. (HB-3 Zone / Berkeley Crossing Redevelopment Area)

Application for Review:

**App.#SP-3-19 Lone Pine Drive Urban Renewal, LLC, Bl. 703, L. 3, 4 and 8
("Mill Creek" / "Modera Berkeley Heights")**

Applicant is seeking preliminary and final site plan approval for the redevelopment of the property. The proposed project consists of a 3-story apartment building containing 170 residential units, including 26 affordable housing units, with a 4-level parking garage and other amenities and related site improvements. (Zone DH-24 Redevelopment Area)

Correspondence:

Letter dated July 1, 2019, from L2A Land Design LLC to Ana Minkoff, Township Clerk, regarding Millcreek D/B/A Lone Pine Drive Urban Renewal LLC (copy sent to Planning Board)

Adjournment:

Connie Valenti, Secretary