

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

**AGENDA
Regular Meeting
September 18, 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:

August 14, 2019 Regular Meeting
September 4, 2019 Regular Meeting

Application for Review:

CARRIED FROM SEPTEMBER 4, 2019, WITH NO FURTHER NOTICE REQUIRED:

**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)

Referral:

Township Council Resolution No. 254-2019 authorizing and directing the Planning Board to review the proposed Amended and Restated Redevelopment Plan for the Hamilton Avenue School, Block 1301, Lot 19, 110 Roosevelt Avenue (the "Amended Redevelopment Plan") and advise the Township Council of its findings in connection therewith in accordance with N.J.S.A. 40A:12A-7(e).

Consideration of Resolution:

Resolution memorializing the action taken by the Board on September 18, 2019, with regard to the proposed Amended Redevelopment Plan.

Applications for Review:

SP-5-19: Bank of America, N.A., 145 Snyder Avenue, Block 701, Lot 3 (DD-Zone)

Proposed installation of a walk-up ATM at the existing bank branch.

App.#SP-4-19: New Jersey American Water Company, Inc., 417 Diamond Hill Rd., Block 4506, Lot 4 (R-20 Zone)

The applicant is seeking to upgrade and modify an existing Public Utility Water System Booster Station which is located on a 31,669 sq. ft. lot in a residential zone (R-20 Zone). Public Utility Facilities are conditionally permitted in this zone pursuant to Ordinance, Section 7.1.5.A.1. The applicant is applying for Conditional Use approval, Preliminary and Final Site Plan approval, approvals for various bulk variances, and a Waiver from the requirement for the submission of an Environmental Impact Statement.

Adjournment:

Connie Valenti, Secretary