

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Virtual Online Public Meeting

February 2, 2022

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Chairman Craig Johnson via Zoom virtual meeting service.

Mr. Johnson confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted on the Township website. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis.

Adoption of Minutes:

Regular Meeting January 19, 2022

A motion was made by Mr. Niceforo, seconded by Mr. Hall, to adopt the Minutes of the Regular Meeting of January 19, 2022 as presented. The voice vote was unanimous.

Mr. Johnson discussed the Technical Review Committee that has been established to review applications and determine if they can be deemed as minor site plans that do not require notice or public hearing. The applicants will still be required to come before the Board, but the process will be shortened. The members of the Committee are Tom Solfaro, Keenan Hughes, Tom Bocko, and any other Township department officials or professional consultants requested depending on the application and expertise needed to review the application.

Mr. Robertson reviewed the criteria for the Technical Review Committee to designate an application as a minor site plan and noted that the Committee has recommended that two of the applications being presented this evening be designated as minor site plans.

Adoption of Resolutions

Connell Real Estate & Development Co., Block 4301, Lot 1.011 (lot containing Connell Building #200) and Block 4301, Lot 1.02 (lot containing Connell Building #100):

Resolution designating the proposed subdivision as a Minor Subdivision and waiving the requirement of notice and public hearing for the subdivision application, as recommended by the Technical Review Committee. The application will be scheduled for review by the Planning Board at a future meeting.

Carlton Blake, counsel for Connell, requested that this Resolution be adjourned to the next meeting of the Board. The request for adjournment was granted.

App.#SP-6-21: Brightcore Energy LLC, 100 Connell Drive, Block 4301, Lot 1.02

Resolution designating the solar project application described below as a Minor Site Plan and waiving the requirement of notice and public hearing for the application, as recommended by the Technical Review Committee.

Mr. Robertson advised that the Technical Review Committee reviewed the application and determined that it met the criteria for minor site plan designation. The proposed project does not involve any increase in impervious coverage, variances or loss of parking spaces. The applicant is required to provide a tree replacement plan, lighting plan and revised survey.

Mr. Solfaro said he agreed with the determination of the Committee.

A motion was made by Mr. Niceforo, seconded by Mr. Hall, to adopt the above Resolution as presented. The roll call vote was 9-0 with Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor and none opposed.

App.#SP-7-21: SIG Mountain Heights, LLC, 420 & 430 Mountain Ave., Block 3803, Lot 9

Resolution designating the rooftop solar project as a Minor Site Plan and waiving the requirement of notice and public hearing for the application, as recommended by the Technical Review Committee.

Keenan Hughes advised that the Technical Review Committee met, reviewed the application, had a presentation by the applicant, and determined that this should be classified as a minor site plan. There are no variances requested, no change of use, no change in elevation of the building, and no increase in impervious coverage or parking.

A motion was made by Mr. Hall, seconded by Ms. Kingsley, to adopt the above Resolution as presented. The roll call vote was 9-0 with Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor and none opposed.

Applications for Review:

App.#SP-6-21: Brightcore Energy LLC, 100 Connell Drive, Block 4301, Lot 1.02
Proposed solar carport canopies to be installed within the parking lot areas around the 100 Connell Drive office building complex.

Frank Gagliardi, attorney for the applicant, stated that the application is for the installation of carport and rooftop solar panels at 100 and 200 Connell Drive. The application was reviewed by the Technical Review Committee and deemed to meet the criteria for a minor site plan. The applicant has reviewed and will comply with the comments made by Mr. Solfaro.

Doug Grysko, engineer, was sworn, provided his educational and professional background and was accepted as an expert witness. Mr. Grysko presented the plans for the carport and canopy solar panels and stated that there will be no reduction in number of parking spaces, ten charging stations will be installed now with provision for 28 more for future use, new lighting will be installed under the canopies, and a tree replacement plan will be submitted for the trees to be removed. Mr. Grysko further stated that a revised survey will be submitted, and the roof panels will not be visible from the ground.

In response to questions from the Board, Mr. Grysko stated that the panels will tilt away from Route 78 facing east, the panels will be stationary, and the height will be no more than 20'. The project will be done in phases so that parking will be available throughout construction. The project will be similar to the solar panels at the L'Oreal building. Mr. Gagliardi advised that the final plans will be submitted to the Township professionals within a week or so.

Open to the Public

The hearing was opened to the public for questions or comments. There were no members of the public who had questions or comments.

Mr. Robertson reviewed the application and the conditions of approval.

A motion was made by Mr. Niceforo, seconded by Mr. Medeiros, to approve App# SP-6-21: Brightcore Energy LLC, 100 Connell Drive, Block 4301, Lot 1.02, subject to the conditions discussed and further subject to the requirements, restrictions and limitations

that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting. The roll call vote was 9-0 with Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor. There were none opposed.

App.#SP-7-21: SIG Mountain Heights, LLC, 420 & 430 Mountain Ave., Block 3803, Lot 9 (OR-Zone)

Application to install rooftop solar on existing buildings.

Keenan Hughes, Township Planner, advised that it was only necessary for the applicant to come before the Board because of the value of the proposed improvement to the property.

August Santore, attorney for the applicant, stated that this is a rooftop mounted solar project with no variances required. The applicant met with the Technical Review Committee and the project was deemed to be in order for presentation to the Board for approval.

Open to the Public

The hearing was opened to the public for questions or comments. There were no members of the public who had questions or comments.

Mr. Solfaro advised that there are no site plan improvements proposed and there will be no impact to the parking lot.

Mr. Santore stated that there are no zoning issues, and a full set of plans were submitted.

Mr. Robertson reviewed the application and the conditions of approval.

A motion was made by Mr. Niceforo, seconded by Ms. Kingsley, to approve App#SP-7-21: SIG Mountain Heights, LLC, 420 & 430 Mountain Ave., Block 3803, Lot 9 (OR-Zone), subject to the conditions discussed and further subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting. The roll call vote was 9-0 with Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor. There were none opposed.

Discussion

Mr. Johnson provided an update regarding the Master Plan. The committee will be meeting on February 15 to discuss the updated plan to be provided by Mr. Hughes and then it will be submitted to the full Board for review.

Adjournment:

A motion was made by Mr. Niceforo, seconded by Mr. Hall, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:21 p.m.

Regina Giardina, Secretary Pro-Tem