

**PLANNING BOARD  
TOWNSHIP OF BERKELEY HEIGHTS  
Berkeley Heights, NJ 07922**

**REVISED AGENDA  
Virtual Online Public Meeting  
August 19, 2020 7:30 PM**

**Note:** Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

**TO JOIN A LIVE MEETING:**

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first  
Meeting ID: 357-574-7364  
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at [cvalenti@bhtwp.com](mailto:cvalenti@bhtwp.com).

**Adequate Meeting Notice:** This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with the Open Public Meetings Act. Adequate notice of this meeting has been posted on the Township website and sent to the newspaper of record. 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 substantially past 10:30 PM.

**Supporting Documents:** Documents in support of the following agenda items may be found on the Planning Board page of the website at:

<https://www.berkeleyheights.gov/199/Planning-Board>

Scroll down to **Upcoming Meetings** and click on **Upcoming Meetings**

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

Mr. Robertson, Board Attorney / Mr. Hughes, Township Planner  
Mr. Solfaro, Board Engineer

**Roll Call:**

**Adoption of Minutes:**

July 15, 2020 Regular Meeting

**Adoption of Resolution:**

**App.#M-1-20: Elite Properties at Berkeley Heights, LLC, 182 Plainfield Ave., Block 614, Lot 3 (DH-12 Zone)**

Proposed public park (10,450 sq. ft.) and a 10-unit multifamily residential building with 15% (2 units) affordable housing set aside. Upon completion of the project, the property will be subdivided into two lots: Lot 3.01 for the Mondelli Park, dedicated to the Township in fee simple title, and Lot 3.02 for the Berkeley Crossing II residential development.

**Application for Review:**

**CARRIED FROM JULY 9, 2020, WITH NO FURTHER NOTICE REQUIRED:**

**App. SP-4-20 : 528 Springfield Ave, LLC, 528 Springfield Ave., Bl. 612, L. 4 (DD-Zone)**

Applicant is seeking preliminary and final site plan approval and variances for a two-story building to be used as an allergy friendly bakery business. The bakery would be on the first floor with storage on the second floor. The plans have been revised to eliminate the residential units. The existing structure will remain and be renovated, and there will be no basement.

**Executive Session:**

Chemtrade v. Planning Board of Berkeley Heights, et al. - Litigation

**Adjournment:**

Connie Valenti, Secretary