

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

**AGENDA  
Virtual Online Public Meeting  
December 9, 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. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Schwarz,  
Mr. Mangold, Ms. Poage, Ms. Greenwald, Mr. Monaco, and Mr. Cunningham

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

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

Daniel Monaco – Class IV Member – Replacement of unexpired term to end 12/31/2021

**Roll Call:**

**Correspondence:**

Board of Adjustment resolution adopting the 2019 Annual Report and copy of Annual Report

Letter dated November 9, 2020 from Groundwater & Environmental Services, Inc. requesting water supply information in connection with a groundwater quality investigation conducted at 343 Springfield Avenue, Berkeley Heights.

**Adoption of Minutes:**

October 21, 2020 Regular Meeting

**Adoption of Resolutions:**

**App.#SP-8-20: One Russo Place, LLC, 1 Russo Place, Block 1901, Lot 36**

Proposed roof mounted solar panels to be installed on the building on the Anco Environmental Services site. (LI-Zone)

**App.#M-3-20: August N. Santore, Jr., 6 Maple Avenue, Block 902, Lot 1**

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 be razed, and two new, single-family dwellings would be built on each new lot. Various bulk variances would be required as described in the application. (R-15 Zone)

**Referral:**

Proposed ordinance which was introduced by the Township Council at the public meeting on November 23, 2020 regarding the rezoning of the Connell property. The ordinance is submitted to the Planning Board for its review and recommendation in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral of the above referenced Ordinance, a report including an identification of any provisions in the proposed Ordinance which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on December 9, 2020 with regard to the proposed ordinance referenced above.

**Application for Review:**

**App.SP-9-20: Berkeley Heights Redevelopers, LLC, 434 Springfield Ave. & Lone Pine Dr., Block 702, Lots 17 & 18 ("Stratton House")**

Applicant is seeking preliminary and final major site plan and minor subdivision approvals to construct a 211-unit inclusionary multi-family development. This application amends the previously approved site plan for a residential development of 150 units which was approved by Planning Board Resolution adopted June 20, 2018.

**Adjournment:**

Connie Valenti, Secretary