

**PLANNING BOARD  
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

**AGENDA  
Virtual Online Public Meeting  
January 20, 2021 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 newspapers of record. The Agenda for the meeting has been posted on the township website and the bulletin board of Town Hall. Instructions for public participation in the meetings have been posted on the Township website and sent to the newspapers 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, Mr. Mangold, Mr. Monaco, Ms. Schwarz, Ms. Kingsley, Ms. Greenwald, Mr. Cunningham, and Ms. Poage

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

**Roll Call:**

**Adoption of Minutes:**

January 6, 2021 Reorganization Meeting

January 6, 2021 Executive Session

**Adoption of Resolution:**

**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.

**New Application for Review:**

**App.#M-4-20: Ciraco Construction, 124 & 126 Washington Street, Block 105, Lots 13 & 13.01 (R-10 Zone)**

The applicant is seeking approval for a minor subdivision in order to build a single-family dwelling on each lot, Lot 13 and Lot 13.01. The two lots are considered to be one single lot according to Section 3.1.5. of the Municipal Land Use Procedures Ordinance, because they are adjoining lots under the same ownership and both lots do not conform with the minimum area requirements for the R-10 zone. (Lot size: 50' x 100'). There is currently a small ranch house on Lot 13.01. Lot 13 is a vacant lot.

**For Discussion:**

2019 Annual Report of the Zoning Board of Adjustment

**Adjournment**

***Formal action may be taken at this meeting.***