

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

**AGENDA  
Virtual Online Public Meeting  
June 2, 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  
Mr. Hughes, Township Planner

**Roll Call:**

**Adoption of Minutes:**

May 19, 2021

**Adoption of Resolution:**

**App.#SP-1-21: Connell Corporate Center I, LLC, 100 Connell Drive, Block 4301 Lot 1.02**

Proposed renovations to the existing patio and sidewalks that surround the 100 Connell building.

**Application for Review:**

**CARRIED TO JUNE 16, 2021 WITH NO FURTHER NOTICE REQUIRED:**

**App. M-1-21: Edith Feinstein, 994 Mountain Ave., Block 2801, Lot 1 (R-20 Zone)**

Proposed minor subdivision. The existing parcel would be subdivided into two lots: proposed lots 1.01 and 1.02. The existing house would remain on newly created lot 1.01. The applicant is seeking bulk variances and relief for not fronting a public street.

**Referral:**

Ordinance introduced by the Township Council at the Public Meeting on 5/18/21 with regard to prohibiting cannabis businesses in Berkeley Heights. 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 June 2, 2021 with regard to the proposed ordinance referenced above.

**Adjournment**

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