

**REVISED AGENDA**  
**PLANNING BOARD**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**Regular Meeting**  
**June 5, 2013 7:30 PM**

**Members:** Mr. Einbinder, Mr. Johnson, Mr. Bruno, Mr. Niceforo,  
Mr. Franchino, Mr. Graziano, Mr. Hall, Mr. Cuocci,  
Ms. Perna, Mr. Russo and Mr. Monaco

Mr. Cresitello, Board Attorney      Mr. Solfaro, Board Engineer

Note: Meeting is being held in conformance with all regulations of the SUNSHINE LAW and the proper notice has been given to the Courier News; also, the Agenda has been posted in Town Hall, Board Office and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

**Roll Call:**

**Applications for Review:**

**App. #SP-2-13: Peak Medical LLC, 492 Springfield Avenue, Block 613, Lot 6 (Zone DD)**

Requesting site plan amendment for preliminary and final site plan approval along with a prior variance of constructing a small entrance portico.

**App. #M-2-13: Menza & Beissel Homes, Inc., 90 Kline Blvd., Block 1503, Lot 26**

Requesting minor subdivision approval. The site to be subdivided currently contains a one and one-half story dwelling as well as a freestanding garage with an apartment above it. Elsewhere on the site are other impervious areas consisting of paved driveways, walkways and patios. It is proposed to remove all of the existing site improvements (structures and impervious areas), subdivide the property into two (2) lots and construct single-family dwellings with attached garages, paved driveways, walkways and patios on each of the new lots. (R-15 Zone)

*Conflict Attorney for Menza & Beissel application and Substitute Attorney for Peak Medical LLC:  
Steven R. Tombalakian, Esq., Vogel, Chait, Collins and Schneider, Morristown, New Jersey*

**Adoption of Resolution:**

**App. #SP-3-13: Mazzocchi Mortaruolo LLC, 417 Springfield Ave., Bl. 208, L. 18 (DD Zone)**

Proposed 7-Eleven will undergo interior renovations exceeding \$10,000 and therefore requires site plan approval according to Section 10.1.2.A.2 of the Land Use Procedures Ordinance. Applicant is requesting waiver under Section 10.1.3.B which allows the Planning Board to classify the application as a Minor Site Plan and waive the requirement of notice and public hearing if the application meets all of the stipulated criteria.

**Adoption of Minutes:**

Regular Meeting May 15, 2013

**Adjournment:**

Connie Valenti, Secretary