

## MINUTES

### PLANNING BOARD

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

December 4, 2013

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had 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 significantly past 10:30 PM.

#### Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Bruno, Mr. Niceforo, Mr. Graziano, Mr. Hall, Mr. Russo and Mr. Monaco. Mr. Cuocci and Ms. Perna were absent. Mr. Cresitello, Board Attorney, was also present

#### Adoption of Minutes:

Regular Meeting November 6, 2013

A motion was made by Mr. Einbinder, seconded by Mr. Bruno, to adopt the Minutes of the Regular Meeting of November 6, 2013 as presented. The voice vote was unanimous.

#### Referral:

Township Council Resolution No. 271-2013 authorizing the Planning Board to undertake a preliminary investigation of the Municipal property as a Non-Condensation Redevelopment Area.

Mr. Cresitello advised that the Township Council recently adopted this resolution and the Planning Board is being asked to authorize the Township Planner to conduct the investigation and prepare a report to be presented at a public hearing.

Discussion took place and Mr. Cresitello further advised that the presentation will not include a plan but only Mr. Mistretta's findings as to whether or not the property meets the statutory requirements. The Board would make a recommendation to the governing body based on the report and then a decision will be made as to whether to go ahead and develop a plan for the property.

A motion was made by Mr. Einbinder, seconded by Mr. Graziano to authorize the Township Planner, Mike Mistretta of Harbor Consultants, to conduct the investigation as to whether or not the property meets the statutory requirements for redevelopment. The motion was carried by unanimous roll call vote 8-0.

Discussion took place with regard to scheduling a public hearing for presentation of the report. Consensus of the Board was in favor of scheduling the hearing following the Reorganization Meeting of the Board on January 8, 2014.

**Open to the Public**

The hearing was opened to the public for questions or comments with regard to the discussion. There were no members of the public who wished to address the Board.

**Adjournment:**

A motion was made by Mr. Einbinder, seconded by Mr. Bruno, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:40 p.m.

Regina Giardina, Secretary Pro-Tem