

## MINUTES

### PLANNING BOARD

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Special Meeting

January 30, 2014

The Special Meeting of the Planning Board was called to order at 7:45 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.

#### Oath of Public Officers – Newly appointed members

Mr. Daniel Monaco – replacement of unexpired term to end 12/31/2016

The oath of office was administered to Mr. Monaco prior to the start of the meeting.

#### Roll Call:

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

Mr. Einbinder announced that the Regular Meeting scheduled for February 5, 2014 has been cancelled. The next meeting of the Planning Board will be a Special Meeting on February 19, 2014.

#### Adoption of Minutes:

Reorganization Meeting January 8, 2014

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adopt the Minutes of the Reorganization Meeting of January 8, 2014 as presented. The voice vote was 4-0-1 (abstain Ms. Perna).

#### 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. Cruz advised that this matter comes before the Planning Board as a result of a referral from the Berkeley Heights Township Council. The Council has authorized the Planning Board to consider whether the municipal complex is in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law. The Planning Board proposes to authorize Harbor Consultants to conduct a preliminary investigation to determine if the municipal complex is in need of non-condemnation redevelopment and report its findings to the Board. The Planning Board took similar action on December 4, 2013 but his firm has recommended to the Board that this matter should be reconsidered and that Mayor Bruno, Mr. Hall, Mr. Graziano and Mr. Russo not be included in the consideration or be present at the hearing. Mr. Cruz advised that the recommendation that those members recuse themselves is made out of an abundance of caution. He has prepared a Resolution authorizing Harbor Consultants to proceed.

**Adoption of Resolution:**

Reconsideration of the action taken by the Board on December 4, 2013, authorizing Harbor Consultants to prepare a map of the Property (as defined in the Resolution) and perform a preliminary investigation of the Property to determine whether the Property is an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*

A motion was made by Mr. Einbinder, seconded by Ms. Perna to adopt the above Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Johnson, Mr. Monaco, Mr. Bocchino and Ms. Perna voting in favor. There were none opposed.

Mr. Cruz advised that a Special Meeting has been scheduled on February 19, 2014 to review the preliminary report of Harbor Consultants and for a public hearing on that report.

**Adjournment:**

A motion was made by Mr. Einbinder, seconded by Ms. Perna, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:57 p.m.

Regina Giardina, Secretary Pro-Tem