

AGENDA
PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
Regular Meeting
May 7, 2014 7:30 PM

Members: Mr. Einbinder, Mr. Johnson, Mr. Bruno, Mr. Niceforo,
Mr. Monaco, Mr. Graziano, Mr. Beal, Mr. Hall,
Mr. Bocchino, Mr. Cunningham, and Ms. Perna

DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis, Lehrer & Flaum, P.C.,
Attorney Services

Mr. Solfaro, Neglia Engineering, 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-1-14: The Connell Company, 250 Connell Drive, Block 4301, part of Lot 1.011, 1.012 (OR-B Zone) and Block 4102, Lot 1 (OR-A Zone)

The Connell Company is seeking amended preliminary and final major site plan approval and bulk variances to construct a 174-room hotel which includes various amenities, such as a coffee bar, pub, conference and catering facilities, an outdoor patio area, and fitness facilities. The hotel is proposed for Block 4301, Lot 1.012. As currently proposed, all but 30 of the required parking spaces can now be accommodated on Block 4301, Lot 1.012, with the remaining 30 spaces to be located on the adjacent Block 4301, Lot 1.011. (In 2007 the Planning Board granted approval for a 230-bed hotel on Block 4301, Lot 1.012. In 2009 the Board granted approval for amended preliminary and final site plan approval for a 244-room hotel.)

Correspondence and Discussion:

Proposed ordinance introduced by the Township Council at their Public Meeting 4/22/14

"Sustainable Jersey" Resolution of the Township Council approved 4/22/14

Letter from EBI Consulting dated March 28, 2014, providing notice of a proposed telecommunications facility installation at 600-700 Mountain Ave. and inviting comments

Adoption of Minutes:

April 09, 2014 Special Meeting
April 16, 2014 Regular Meeting

Adjournment:

Connie Valenti, Secretary