

**AGENDA**  
**PLANNING BOARD**  
**TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**  
**Regular Meeting**  
**September 17, 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-2-14 Connell Hospitality LLC and The Connell Company, 250 Connell Drive, Block 4301, Lots 1.011 & 1.012 (OR-B Zone) and Block 4102, Lot 1 (OR-A Zone)**

Seeking amended preliminary and final major site plan approval and bulk variances to install a pylon sign to support its approved hotel to be constructed in Berkeley Heights. The proposed illuminated pylon sign measures 15' x 35' with a total sign area of 525 sq. ft. The top of the sign is proposed to be 110 feet from the ground. Variance relief is needed because the proposed sign area of 525 sq. ft. exceeds the maximum allowed 170 sq. ft. The proposed sign height would be 110 ft., which exceeds the maximum allowed height of 8 ft.

**Adoption of Resolution of Denial:**

**App.#M-1-14: Bob McEwan Construction Corp., 27 Washington Ave., Block 1802, Lot 2**

Requesting approval of minor subdivision of Block 1802, Lot 2 into two non-conforming lots (proposed Lots 2.01 and 2.02) along with various "bulk" variances. (R-15 Zone)

**Adoption of Minutes:**

Regular Meeting August 6, 2014

**Adjournment:**

Connie Valenti, Secretary