

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

July 15, 2015

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. Woodruff, Mr. Niceforo, Mr. Graziano, Mr. Beal, Mr. Pirone, Mr. Bocchino, Mr. Cunningham and Ms. Perna. Mr. Willard, Board Attorney, and Thomas Solfaro, Board Engineer, were also present.

Adoption of Minutes:

May 6, 2015 Regular Meeting

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the Minutes of the Regular Meeting of May 6, 2015 as presented. The voice vote was unanimous.

Adoption of Resolution:

App.#SP-4-15; Snyder Avenue Berkeley Heights, L.L.C., 330 Snyder Ave., Bl.1901, L.49

Proposal to add a second story to a single-story building in order to increase both the office and the warehouse spaces. The occupants of the current building are involved in the business of freight shipping and short term storage, serving both the private and the public (military) sectors. The proposed expansion would require, or would potentially require, variances for the following: Front Yard Setback, Side Yard Setback, Building Coverage, Building Height, Other Coverage, Total Coverage, Accessory Structure and Parking. (LI-Zone)

Mr. Willard advised that Mr. Bocko, the Zoning Officer, has rendered an interpretation with regard to the height of the building and the applicant will either have to reduce the height to 44' or submit an application to the Board of Adjustment for a D variance. The applicant has agreed to reduce the height.

Mr. Solfaro advised that the ordinance allows for 40' height plus a 10% allowance.

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the above Resolution. The voice vote was unanimous with Mr. Einbinder, Mr. Woodruff, Mr. Niceforo, Mr. Beal, Mr. Bocchino, and Mr. Cunningham voting in favor. There were none opposed.

Planning Board Discussion:

Submission of Color Rendering (as required by Resolution), App.#SP-1-15 Paone Realty Associates, LLC, 308-312 Springfield Ave., Block 801, Lots 28, 28.01 & 34

Discussion took place regarding the color rendering submitted by the applicant as required as a condition of approval. The Board members were satisfied with the rendering. Mr. Solfaro advised that the applicant still has to supply a lighting plan, revised site plan, soil erosion permit and other minor engineering details. The rendering has been reviewed by the Downtown Beautification Committee and the applicant will continue to work with them. A question was raised regarding the materials to be used and it was noted that the materials were previously submitted to the Board for approval.

COAH

Discussion took place regarding the status of the COAH regulations, the rulings made by the Courts with regard to COAH and the effect on affordable housing obligations of the Township. Mr. Woodruff advised that the Township has submitted an application to the Court for immunity from builders' remedy lawsuits and approval of its fair share plan. Letters are being received from various builders requesting that they be included as interested parties for construction of affordable housing within the municipality.

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 8:02 p.m.

Regina Giardina, Secretary Pro-Tem