# AGENDA

## PLANNING BOARD

## TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

## Regular Meeting

## October 7, 2015 7:30 PM

Members: Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo, Mr. Monaco, Mr. Graziano, Mr. Beal, Mr. Pirone, 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:**

**Adoption of Minutes:**
September 30, 2015 Regular Meeting

**App.#M-1-15: Jonell Associates Development, 20 Old Farm Rd., Block 2801, Lot 64**
Requesting approval to demolish an existing home and detached garage, then subdivide the existing lot 64 into two new lots, proposed lots 64.01 and 64.02, and build two new homes. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because proposed lot 64.01 would have a lot area less than the required 22,000 sq. ft. minimum for a corner lot and an insufficient front yard setback along Kingman Road; proposed new lot 64.02 would have a lot area less than the required 20,000 sq. ft. minimum, an average lot depth less than the 150 ft. required and an insufficient rear yard setback. (R-20 Zone)

**Adjournment:**
Connie Valenti, Secretary