

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Re-Organization Meeting

January 6, 2016

The Board entered into Executive Session at 7:35 PM for the discussion of the appointment of the Board Chairman and Vice Chairman and for the discussion of the submissions received from potential attorneys and engineers for the positions of Board Attorney and Board Engineer. The Executive Session concluded at 8:00 pm.

The Reorganization Meeting of the Planning Board was called to order at 8:00 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 Office

The oath of office was administered to the following members prior to the meeting:

Mr. Rick Beal – 4-year term to end 12/31/2019

Mr. Robert Bocchino – Town Official – 1-year term to end 12/31/2016

Mr. Michael Mangold – Alt.#2 – 2-year term to end 12/31/2017

Roll Call:

Members present were Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo, Mr. Graziano, Mr. Beal, Mr. Bocchino, Mr. Cunningham and Mr. Mangold.

Reorganization

Election of Officers

Michael Einbinder was nominated as Chairman on the motion of Mr. Woodruff, seconded by Mr. Graziano. There were no other nominations and Mr. Einbinder was elected Chairman by unanimous roll call vote.

Reorganization continued

Craig Johnson was nominated as Vice Chairman on the motion of Mr. Graziano, seconded by Mr. Niceforo. There were no other nominations and Mr. Johnson was elected Vice Chairman by unanimous roll call vote.

Designation and Adoption of Resolutions

The firm of DiFrancesco, Bateman, Coley, Yospin, Kunzman, Davis and Lehrer was designated as Board Attorney, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Woodruff, and carried by unanimous roll call vote.

Thomas Solfaro of the firm of Neglia Engineering was designated as Board Engineer, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Graziano, and carried by unanimous roll call vote.

The firm of Schulman, Wiegmann & Associates was designated as Court Reporter, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Niceforo, and carried by unanimous voice vote.

The Courier and The Star Ledger were designated as Official Newspapers, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Graziano, and carried by unanimous voice vote.

Regina Giardina was designated to provide Secretarial Services, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Graziano, and carried by unanimous voice vote.

Connie Valenti was designated as Planning Board Secretary, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Beal, and carried by unanimous voice vote.

Connie Valenti was designated as Escrow Official, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Niceforo, and carried by unanimous voice vote.

The 2016 Meeting Schedule was approved, and the Resolution memorializing the same was adopted, on the motion of Mr. Einbinder, seconded by Mr. Woodruff, and carried by unanimous voice vote.

Adoption of Resolutions

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)

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

App.#SP-5-15: The Connell Company; 300/400 Connell Drive, 250 Connell Drive, 200 Connell Drive, and 100 Connell Drive, Blocks 4102, Lot 1 and Block 4301, Lots 1.011, 1.012 & 1.02 (OR-A and OR-B Zones), “The Grove at Connell Center”

Proposal to install trails, an outdoor plaza with a fountain, outdoor seating, landscaped areas, and other related outdoor recreational amenities. In addition to preliminary and final major site plan approval, Applicant seeks a variance pursuant to N.J.S.A. 40:55D-70(c) as some of the proposed accessory structures will have a 0’ side yard setback, where 40’ is required.

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

Adoption of Minutes:

Regular Meeting December 9, 2015

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adopt the Minutes of the Regular Meeting of December 9, 2015 as presented. The voice vote was unanimous.

Adjournment:

A Motion was made by Mr. Einbinder, seconded by Mr. Graziano, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:20 p.m.

Regina Giardina, Secretary Pro-Tem