AGENDA

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

April 6, 2016 7:30 PM

Members: Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Niceforo, Mr. Hall, Mr. Graziano, Mr. Beal, Ms. Kingsley, Mr. Bocchino, Mr. Cunningham, and Mr. Mangold

Mr. Willard, Board Attorney Mr. Solfaro, 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 Resolutions:

App.#SP-1-16: Chemtrade Logistics, 235 Snyder Ave., Bl. 703, L. 6 (DMX-Zone)
Seeking minor site plan approval pertaining to *interior* renovations which are needed to meet modern safety and manufacturing standards. No new buildings are proposed; a marginal increase in employees or traffic is expected. Site plan approval is required due to the significant cost of these upgrades (approx. $7.3 Million). (Under Township Ordinance, Section 10.1.2.A.2. "no site plan approval shall be required if the cost of the work does not exceed $10,000.00 and does not create more than one thousand (1,000) square feet of additional impervious surface.") In addition, the applicant is requesting that the site plan application be classified as a Minor Site Plan and the requirement of notice and public hearing be waived under Section 10.1.3.B. Chemtrade Logistics, the successor of General Chemical, LLC, is a manufacturer of adjuvants, the inactive ingredient which binds the chemicals used in vaccines, prescription and nonprescription pills. General Chemical was granted approval in 2012 by the Planning Board for preliminary and final major site plan approval in connection with the construction of additional material storage and staging buildings on the property.

Adoption of Minutes:

March 16, 2016, Regular Meeting

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Informal Concept Review:

CoCo Family Trust, 482 Springfield Avenue, Block 613, Lot 7 (DD-Zone)
Applicant is proposing to use the existing building and add approx. 520 sq. ft. of new space to the front of the structure for a hair and beauty salon, retail sales and residential use.

Applications for Review:

CARRIED FROM MARCH 16, 2016, WITH NO FURTHER NOTICE REQUIRED:
App.P&F#1-15: Westminster Presbyterian Church, 725 Mountain Ave., Bl. 2006, L. 32
The property currently has a two-story church building and parking lot located on the Mountain Avenue frontage and a single family residence with a detached garage on the Plainfield Avenue frontage. The applicant is proposing to remove the existing residential dwelling and subdivide the property into five (5) lots: a 2.96 acre lot for church use and four (4) residential lots ranging in size from 0.45 to 0.97 acre. A short cul-de-sac, Westminster Court, approximately 380 feet long, will be constructed off of Plainfield Avenue to provide the required lot frontage for the four (4) new lots. (R-15 Zone)

Adjournment:
Connie Valenti, Secretary