

AGENDA

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

May 4, 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 Resolution:

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)

Adoption of Minutes:

April 20, 2016, Regular Meeting

Referral:

Township Council Resolution No. 103-2016 authorizing the Planning Board to undertake a preliminary investigation, utilizing Harbor Consultants, Inc., in order to recommend to the Township Council whether the property identified as Block 1901, Lot 35, located at 100 Locust Avenue, in the Township of Berkeley Heights, or any portion thereof, is an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.

Consideration of Resolution:

Resolution memorializing the action taken by the Board on May 4, 2016, with regard to the proposed preliminary investigation referenced above.

Application for Review:

App.#M-1-16: Berkeley Development Company, L.P., 390-400 Springfield Avenue, Block 701, Lots 2 & 3 (DD-Zone)

Request for preliminary and final minor subdivision approval. Applicant is seeking to change the size of the existing Lots 2 and 3 by the proposed subdivision. Applicant is not proposing any new construction as part of this application. (Existing Lot 2: 2.902 acres; existing Lot 3: 9.088 acres; Total: 11.990 acres. Proposed Lot 2.01: 2.456 acres; Proposed Lot 3.01: 9.534 acres; Total: 11.990 acres.)

Adjournment:

Connie Valenti, Secretary
