

AGENDA

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

May 18, 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.#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.)

Adoption of Minutes:

May 4, 2016, Regular Meeting

Applications for Review:

App.#SP-2-16: Coco Family Trust, 482 Springfield Avenue, Block 613, Lot 7 (DD-Zone)

Applicant is seeking site plan approval along with certain bulk variances in order to use the existing building and add space to the front of the structure for a hair and beauty salon, retail sales and residential use.

App.#M-2-16: Jonell Associates Development, 20 Old Farm Road, Block 2801, Lot 64

Applicant is requesting a modification to a minor subdivision plan which was approved by the Planning Board at its meeting on December 9, 2015, and memorialized by resolution (App. No. M-1-15) adopted January 6, 2016. The approval was granted to demolish an existing home and detached garage, subdivide the existing lot into two (2) new lots, proposed lots 64.01 and 64.02, and build two new homes. Approval is now being sought to move the two proposed homes forward 15 ft. Relief is needed from Article 6.1, Section 6.1.1B, "Schedule of General Regulations" of the Zoning Ordinance because both proposed lots, 64.01 and 64.02, would now have a front yard setback of 35.5 ft. where 50 ft. is required. In doing so, the previously approved variance for a rear yard setback on Lot 64.02 would be eliminated because the rear yard setback would meet the minimum 40 ft. setback requirement. (R-20 Zone)

Adjournment:

Connie Valenti, Secretary