

AGENDA

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

July 20, 2016 7:30 PM

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

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.

Oath of Public Officers – Membership Changes

Mr. Michael Mangold – replacement of unexpired term to end 12/31/19

Roll Call:

Adoption of Minutes:

June 15, 2016 Regular Meeting

Referral:

Township Council Resolution No. 153-2016 authorizing the Planning Board to undertake a preliminary investigation utilizing Harbor Consultants, Inc. in order to recommend to the Township Council whether the properties identified as Block 702, Lot 17; Block 702, Lot 18; the Sherman Avenue Right-of-Way; the Lone Pine Drive Right-of-Way; the Sherman Avenue Easement/Right-of-Way (located on a portion of Block 702, Lots 13, 14, 15 and 17) in the Township of Berkeley Heights, or any portion thereof, are 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 July 20, 2016, with regard to the proposed preliminary investigation referenced above.

Application for Review:

App.#SP-3-16: The Connell Company, 250 Connell Drive, Block 4301, Part of Lots 1.011 and 1.012 (OR-B Zone) and Block 4102, Lot 1 (OR-A Zone)

The Connell Company is now seeking amended preliminary and final major site plan approval and bulk variances to construct a hotel (approx. 184,070 sq. ft.) with 176 rooms which is intended to operate as an Embassy Suites Hotel and which includes various amenities, such as a coffee bar, a pub, conference and catering facilities and fitness facilities. (The hotel is currently under construction. On May 7, 2014, as memorialized in a resolution adopted June 18, 2014, the Planning Board granted approval for a 174-room hotel with various amenities. The applicant is now seeking several modifications to the plans that were approved in 2014. Those changes, including an increase in hotel rooms to 176 from 174 and a 2,200 sq. ft. conservatory addition, are outlined in detail in the application package.)

Adjournment:

Connie Valenti, Secretary