

AGENDA
PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
Regular Meeting
August 17, 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:

July 20, 2016 Regular Meeting

Adoption of Resolution:

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.)

Presentation:

Harbor Consultants, Inc, will present the findings of its preliminary investigation of the area consisting of Block 1901, Lot 35, located at 100 Locust Avenue so that the Planning Board may determine whether the area should be designated as an area in need of non-condemnation redevelopment as defined by the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

Adjournment:

Connie Valenti, Secretary