

AGENDA

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

September 7, 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:

August 17, 2016

Adoption of Resolution:

Resolution memorializing the action taken by the Planning Board on August 17, 2016, recommending the designation of the area consisting of Block 1901, Lot 35, located at 100 Locust Avenue, 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.* The determination by the Planning Board was based on the findings of the preliminary investigation prepared and presented by Harbor Consultants, Inc.

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Referral:

Township Council Resolution No. 193-2016 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 13, 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, as identified on the map prepared by Harbor Consultants, Inc., dated June 21, 2016, revised through August 16, 2016 (collectively, the "Study Area"), are an area in need of redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5. (Township Council Resolution No. 193-2016 amends and replaces Resolution No. 153-2016 by adding the former movie theater property, Block 702, Lot 13, to the Study Area.)

Consideration of Resolution:

Resolution memorializing the action taken by the Board on September 7, 2016, with regard to the proposed preliminary investigation referenced above.

Referral:

Proposed Ordinance which was introduced by the Township Council at the Public Meeting on August 9, 2016, regarding the adoption of a Redevelopment Plan for the property identified as Block 1301, Lot 26, located at 290 Plainfield Avenue (the Township Library) pursuant to the Local Redevelopment and Housing Law. The Ordinance, along with a copy of the Redevelopment Plan for the Berkeley Heights Township Library prepared by Harbor Consultants, Inc., is submitted to the Planning Board for its review and recommendation in accordance with N.J.S.A. 40A:12A-7(e).

The Planning Board is directed to make and transmit to the Township Council, within 45 days after referral of the above referenced Ordinance, a report including an identification of any provisions in the proposed Redevelopment Plan which are inconsistent with the master plan and recommendations concerning any inconsistencies and any other matter as the Board deems appropriate.

Adjournment:

Connie Valenti, Secretary