

**PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY
29 Park Avenue
Berkeley Heights, NJ 07922**

**AGENDA
Regular Meeting
March 4, 2020 7:30 PM**

Members: Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Niceforo, Mr. Hall, Ms. Schwarz,
Mr. Mangold, Ms. Poage, Ms. Greenwald, Mr. Cunningham, Mr. Monaco

Mr. Robertson, Board Attorney Mr. Solfaro, Board Engineer
Mr. Hughes, Township Planner

Notice: This meeting is being held in conformance with Open Public Meeting Act. Adequate notice of this meeting has been posted on the bulletin board at the Municipal Building and sent to the newspaper of record. The Agenda has also been posted at the Municipal Building 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 Minutes:

February 19, 2020

Adoption of Resolution of Approval:

**App.#M-1-19 : Thomas & Barbara Pugliese,
Debbie Place & Mountain Avenue, Block 2401, Lots 2.01 and 4 (R-15 Zone)**

Proposed lot line adjustments to two existing lots. Applicant is also seeking approval to build a pool, a patio with pergola (15' x 15') and a shed (6' x 15') on Lot 2.01 and a new home on Lot 4. Variances will be needed for the project.

Adoption of Resolution of Denial:

App.#M-2-18: Peter Dellomo, 390 Longview Ave., Bl. 2001, L. 14 (R-15 Zone)

This application was heard by the Board in 2018 and adjourned to a later date. The applicant is now returning to the Board seeking minor subdivision approval to create two lots from one existing lot on which there is a single-family home. The existing house would remain, and a new, single-family dwelling would be built on the newly created lot. Various bulk variances would be required as described in the application.

Applications for Review:

App.#SP-10-19: Enginuity, LLC, 550 Springfield Avenue/128 Station Street, Block 612, Lot 1 & Block 609, Lot 10 (HB-3 Zone)

The former tenant at this site, the YMCA, has moved to a new building. Enginuity, LLC, the owner of the property, has signed a lease for a portion of the 550 Springfield Avenue building with a children's autism therapy center. (A tenant for the remainder of the space is unknown at this time.) The use is permitted in the zone but is subject to Planning Board site plan review and approval as per Section 10.1.2 Submission and Approval of Site Plan Required; Alterations. The applicant requests an exemption from details pursuant to Section 10.1.3.A and waiver of site plan hearing pursuant to Section 10.1.3B.

Informal Concept Review:

Mr. August N. Santore, Jr., 6 Maple Avenue, Block 902, Lot 1 (R-15 Zone)

Proposal to subdivide this lot on the corner of Maple Avenue and Springfield Avenue into two lots.

Adjournment:

Connie Valenti, Secretary