

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

**AGENDA
Regular Meeting
June 19, 2019 7:30 PM**

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

Mr. Robertson, Board Attorney Mr. Solfaro, Board Engineer

Notice: This meeting is being held in conformance with the Open Public Meetings 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:

May 15, 2019

Referral:

Township Council Resolution 160-2019 authorizing the Planning Board to undertake a preliminary investigation, utilizing Phillips Preiss Grygiel Leheny Hughes LLC, of the property identified as Block 702, Lot 18, in order to recommend to the Township Council whether this property, or any portion thereof, is 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 June 19, 2019, with regard to the proposed preliminary investigation referenced above.

Adoption of Resolution:

Resolution memorializing the action taken by the Planning Board on May 15, 2019, recommending the designation of the area consisting of Block 614, Lot 3, as identified on the Official Tax Map of the Township of Berkeley Heights, 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 Phillips Preiss Grygiel Leheny Hughes LLC.

Request to Extend Preliminary Subdivision Approval

App. P&F#1-15: Westminster Presbyterian Church, 725 Mountain Ave., Bl. 2006, L. 32
Request to extend the preliminary subdivision approval that was granted in 2016.

Application for Review:

**App.#SP-2-19: Elite Properties at Berkeley Heights, LLC,
663 & 665 Springfield Avenue and 88 River Road, Block 502, Lots 1, 2, 4 and 5
(HB-3 Zone) / Berkeley Crossing Redevelopment Area**

The applicant is requesting preliminary and final site plan approval for two apartment buildings which are proposed to be constructed on the former Berkeley Florist site. "Building One" would be a three-story, mixed use building with 4,300 square feet of retail space and 37 residential units. "Building Two" would be a two-story residential building with 8 units. Of the 45 residential units, 9 would be affordable COAH units.

Adjournment:

Connie Valenti, Secretary