

AGENDA
SPECIAL MEETING
PLANNING BOARD
TOWNSHIP OF BERKELEY HEIGHTS
29 Park Avenue
Berkeley Heights, NJ 07922

Virtual Online Public Meeting
July 9, 2020 7:30 PM

Note: Due to the COVID-19 outbreak, meetings are being conducted using the Zoom virtual meeting service, a cloud platform for video and audio conferencing across mobile devices, desktops, and telephones.

TO JOIN A LIVE MEETING:

1. If you are joining from a smartphone or tablet, install the Zoom app using the App store and join meeting number 357-574-7364 (and Password: 360071).
2. If you are joining from a desktop or laptop computer with a web browser, open <https://zoom.us/j/3575747364> --You may need to DOWNLOAD & RUN ZOOM first
Meeting ID: 357-574-7364
Password: 360071
3. You may join the meeting using AUDIO or AUDIO & VIDEO.
4. If only joining audio by phone, call: 1-929-205-6099, then provide meeting ID: 357-574-7364#

Members of the public are invited to watch the meeting and participate (optional) using Zoom. Your microphone will be off (muted) by the host of the meeting. If you wish to participate in the public comment portion of the meeting, you must follow the instructions below:

1. Controls appear at the bottom of the Zoom window. Use the "chat" function to send a typewritten message to the "host" of the meeting which should include only a) your first and last name and b) your home address.
2. When you hear your name announced during the public comment portion of the meeting, you may address the Board with your objections or comments.
3. When you are finished speaking, your microphone will be muted to allow others an opportunity to speak.

Members of the public who lack the ability to access the meeting or need assistance may contact Connie Valenti, Board Secretary, at 908-464-2700, Ext. 2124 or 908-963-3454 (cell) or by email at cvalenti@bhtwp.com.

Adequate Meeting Notice: This meeting is being held electronically via the Zoom virtual meeting service and will be conducted in conformance with the Open Public Meetings Act. Adequate notice of this meeting has been posted on the Township website and sent to the newspaper of record. The Agenda for the meeting, as well as instructions for public participation in the meeting, have also been posted on the Township website and sent to the newspaper of record. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

Supporting Documents: Documents in support of the following agenda items may be found on the Planning Board page of the website at:

<https://www.berkeleyheights.gov/199/Planning-Board>

Scroll down to **Upcoming Meetings** and click on **Upcoming Meetings**

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. Hughes, Township Planner

Mr. Solfaro, Board Engineer

Roll Call:

Adoption of Resolution:

App.#SP-3-20: Gennaro Raimo & Elizabeth Fernandez, 462 Springfield Ave., Block 702, Lot 3 (DD-Zone)

Proposed retail coffee roastery on the ground floor. The proposed establishment of 900 square feet would be used to sell fresh roasted coffee by the cup and bag as well as coffee related items (no seating). The plans include the demolition of the two-car garage in order to provide five parking spaces. The upstairs apartment would remain unchanged.

Application for Review:

App. SP-4-20 : 528 Springfield Ave, LLC, 528 Springfield Ave., Bl. 612, L. 4 (DD-Zone)

Applicant is seeking preliminary and final site plan approval and variances for a mixed-use building comprised of a bakery on the first floor and a total of four residential apartments to be located on the 2nd and 3rd floors.

Informal Concept Review:

Jerry Cheng, 110 Circleview Avenue, Block 3401, Lot 48 (R-20 Zone)

Proposed minor subdivision

Adjournment:

Connie Valenti, Secretary

Official Action May be Taken at this Meeting.