

**AGENDA**  
**SPECIAL MEETING**  
**PLANNING BOARD**  
**TOWNSHIP OF BERKELEY HEIGHTS**  
**Berkeley Heights, NJ 07922**

**Virtual Online Public Meeting**  
**August 10, 2020 6:00 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](mailto: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 Minutes:**

July 9, 2020 Special Meeting

**Referral:**

**Township Council Ordinance #13-2020 Adopting the Redevelopment Plan Amendment for the Property identified as 91 Lone Pine Drive, Block 703, Lots 3, 4 & 8 (DH-24 Zone)**

The ordinance adopting the Redevelopment Plan Amendment for 91 Lone Pine Drive, Block 703, Lots 3, 4 and 8, was introduced by the Township Council at its meeting on July 21, 2020 (Ordinance No. 13-2020). The Township Council is asking the Planning Board to review the Redevelopment Plan Amendment and make recommendations in a report to be submitted to the Township Council pursuant to the Redevelopment Law.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on August 10, 2020 with regard to the proposed ordinance referenced above.

**Referral:**

**Township Council Ordinance #209-2020 Referring the Proposed Redevelopment Plan for Block 702, Lots 17 & 18 to the Township Planning Board**

The ordinance adopting the Redevelopment Plan prepared by Phillips Preiss Grygiel Leheny Hughes LLC for the property known as Block 702, Lots 17 & 18, along with portions of the Sherman Avenue right-of-way (the "Stratton House Redevelopment Plan"), was introduced by the Township Council at its meeting on July 21, 2020 (Ordinance No. 209-2020). The Planning Board is asked to review the Stratton House Redevelopment Plan and make recommendations in a report to be submitted to the Township Council pursuant to the Redevelopment Law.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on August 10, 2020 with regard to the proposed ordinance referenced above.

**Executive Session:**

Chemtrade v. Planning Board of Berkeley Heights, et al. - Litigation

**Adjournment:**

Connie Valenti, Secretary

*Official Action May be Taken at this Meeting.*