

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

**AGENDA
Regular Meeting
November 6, 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:

October 2, 2019

October 16, 2019

Adoption of Resolutions:

**App.#SP-3-19 Lone Pine Drive Urban Renewal, LLC, Bl. 703, L. 3, 4 and 8
("Mill Creek" / "Modera Berkeley Heights")**

Applicant is seeking preliminary and final site plan approval for the redevelopment of the property. The proposed project consists of a 3-story apartment building containing 170 residential units, including 26 affordable housing units, with a 4-level parking garage and other amenities and related site improvements. (Zone DH-24 Redevelopment Area)

**App.#SP-4-19: New Jersey American Water Company, Inc., 417 Diamond Hill Rd.,
Block 4506, Lot 4 (R-20 Zone)**

The applicant is seeking to upgrade and modify an existing Public Utility Water System Booster Station which is located on a 31,669 sq. ft. lot in a residential zone (R-20 Zone). Public Utility Facilities are conditionally permitted in this zone pursuant to Ordinance, Section 7.1.5.A.1. The applicant is applying for Conditional Use approval, Preliminary and Final Site Plan approval, approvals for various bulk variances, and a Waiver from the requirement for the submission of an Environmental Impact Statement.

Adoption of Resolutions (continued):

SP-5-19: Bank of America, N.A., 145 Snyder Avenue, Block 701, Lot 3 (DD-Zone)

Proposed installation of a walk-up ATM at the existing bank branch.

Applications for Review:

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 and cabana on Lot 2.01 and a new home on Lot 4. Variances will be needed for the project.

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.

Adjournment:

Connie Valenti, Secretary