

## MINUTES

### **PLANNING BOARD**

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

January 23, 2019

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, 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 significantly past 10:30 PM.

#### **Roll Call:**

Members present were Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Hall, Ms. Poage, Ms. Schwartz, Mr. Mangold, Ms. Greenwald and Mr. Cunningham. Mr. Robertson, Board Attorney, and Mr. Solfaro, Board Engineer, were also present.

#### **Adoption of Minutes:**

January 9, 2019 Reorganization Meeting

January 9, 2019 Executive Session

A motion was made by Mr. Einbinder, seconded by Mr. Graziano, to adopt the Minutes of the Reorganization Meeting and Executive Session of January 9, 2019 as presented. The voice vote was unanimous.

#### **Application for Review:**

##### **App.#SP-10-18: The Connell Company, 200 Connell Drive, Block 4301, Lot 1.011**

In September 2018 an application was submitted by The Connell Company, but a public hearing did not take place. The applicant has now revised the initial plan, and the proposed site improvements have been reduced in scope. The proposed improvements on Lots 1.012 and 1.02 in Block 4301 have been removed from the application, with improvements now proposed only for Lot 1.011, Block 4301, 200 Connell Drive. The current proposal is to convert the southwest building access drive from a cul-de-sac to a square configuration, provide additional parking to the site, and replace the existing curbs

and sidewalks around the perimeter of the building. All other previously proposed improvements, including expansion of The Grove and the fitness trail, will be part of a future application. (OR-B Zone)

Douglas Janacek, attorney for the applicant, stated that the applicant is seeking preliminary and final site plan approval in connection with improvements to the exterior of 200 Connell Drive. The improvements include a proposed change to the entrance driveway, expansion of the cafeteria space to include outdoor seating and replacement of sidewalks. There are no variances required.

Joseph Venezia, engineer, was sworn and accepted as an expert witness. Mr. Venezia presented Exhibit A-1 – colorized rendering of the site plan. Mr. Venezia reviewed the proposed changes to the site including change in the parking in the entrance area, addition to the existing cafeteria of a plaza area and patio, rerouting of the roadway, replacement of the sidewalks and landscaping. The applicant will comply with the suggestions made by Neglia Engineering and by the Environmental Commission. Mr. Venezia stated the opinion that this is a fully compliant project that will be a benefit to the Township and the overall complex.

Mr. Solfaro stated that Neglia has no objection to the proposed improvements.

In response to questions from the Board, Mr. Venezia stated that there will be a slight increase in impervious coverage and the applicant will meet all the requirements for water quality and detention. The new sidewalks will be concrete but there will be pavers in some areas of the site.

### **Open to Public**

The hearing was opened to the public for questions regarding Mr. Venezia's testimony and for comments or questions regarding the application.

There were no members of the public present.

Board discussion took place and the consensus of the Board was in favor of the application.

Mr. Robertson summarized the application as presented and the proposed conditions of approval.

A motion was made by Mr. Einbinder, seconded by Mr. Graziano, to approve App.#SP-10-18: The Connell Company, 200 Connell Drive, Block 4301, Lot 1.011, for site plan improvements, subject to the conditions discussed and further subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting.

The Motion was carried 9-0 with Mr. Einbinder, Mr. Johnson, Mr. Graziano, Mr. Hall, Ms. Poage, Ms. Schwartz, Mr. Mangold, Ms. Greenwald and Mr. Cunningham voting in favor. There were none opposed.

**Adjournment:**

A motion was made by Mr. Einbinder, seconded by Mr. Graziano, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:15 p.m.

Regina Giardina, Secretary Pro-Tem