

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Virtual Online Public Meeting

February 16, 2022

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Chairman Craig Johnson via Zoom virtual meeting service.

Mr. Johnson 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 on the Township website. 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 significantly past 10:30 PM.

Roll Call:

Members present were Mr. Johnson, Mr. Niceforo, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis.

Adoption of Minutes:

February 2, 2022 Regular Meeting

A motion was made by Mr. Niceforo, seconded by Ms. Poage, to adopt the Minutes of the Regular Meeting of February 2, 2022 as presented. The voice vote was unanimous.

Adoption of Resolutions

App.#SP-4-21: Wells Fargo Bank, N.A., 350 Springfield Ave., Block 701, Lot 1

Applicant seeks to repave the existing bank parking lot and construct, establish, and maintain new ADA-compliant improvements. (HB-2 Zone)

Mr. Robertson reviewed the Resolution.

A motion was made by Mr. Medeiros, seconded by Ms. Poage, to adopt the above Resolution as presented. The roll call vote was 5-0 with Mr. Johnson, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor and none opposed.

App.#SP-6-21: Brightcore Energy LLC, 100 Connell Drive, Block 4301, Lot 1.02

Proposed solar carport canopies to be installed within the parking lot areas around the 100 Connell Drive office building complex.

Mr. Robertson reviewed the Resolution.

A motion was made by Mr. Medeiros, seconded by Mr. Niceforo, to adopt the above Resolution as presented. The roll call vote was 6-0 with Mr. Johnson, Mr. Niceforo, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor and none opposed.

App.#SP-7-21: SIG Mountain Heights, LLC, 420 & 430 Mountain Ave., Block 3803, Lot 9 (OR-Zone)

Application to install rooftop solar on existing buildings.

Mr. Robertson reviewed the Resolution.

A motion was made by Mr. Medeiros, seconded by Mr. Niceforo, to adopt the above Resolution as presented. The roll call vote was 6-0 with Mr. Johnson, Mr. Niceforo, Mr. Medeiros, Mr. Cuocci, Ms. Poage and Ms. Illis voting in favor and none opposed.

Discussion

Mr. Johnson advised that the Master Plan will be going out to the Planning Board members in a few days. The Planning Board will have 14 days to review the Master Plan and raise questions or make comments directed to Keenan Hughes. The Plan will then be made available to the public for their comments and questions.

Mr. Johnson advised that the Township will start allowing in-person public meetings beginning in March. The first meeting of the Board in March will be virtual, but the second meeting on March 16 will be in person.

Discussion took place regarding the negative and positive aspects of conducting hybrid meetings with in-person and virtual involvement. It was noted that the Board of Education is also looking into this issue.

Adjournment:

A motion was made by Mr. Medeiros, seconded by Mr. Niceforo, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:51 p.m.

Regina Giardina, Secretary Pro-Tem