

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

May 18, 2022

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

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. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Mr. Cunningham and Ms. Illis.

Adoption of Minutes:

May 4, 2022 Regular Meeting

A motion was made by Mr. Niceforo, seconded by Mr. Graziano, to adopt the Minutes of the Regular Meeting of May 4, 2022 as presented. The voice vote was unanimous.

Adoption of Resolution:

Denial of Application:

App.#M-1-22: Profita Development 25 Wilson LLC, 162 Kline Blvd., Block 1902, Lot 1 (R-15 Zone)

Proposed minor subdivision. The existing parcel would be subdivided to create two new lots (proposed lots 1.01 and 1.02). The existing house would be razed and two new homes constructed. The proposal would require bulk variance relief.

Mr. Robertson reviewed the Resolution.

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

Application for Review:

App.#SP-1-22: Fiserv, Inc., 100 Connell Drive, Block 4301, Lot 1.02 (MU-Zone)

Proposed tenant improvements project to include an entry pavilion expansion on the southeast side of the existing 100 Connell office building, as well as modifications of existing hardscape and landscape areas around the new building entry.

Richard Hoff, attorney for the applicant, stated that the applicant is a tenant and is requesting site plan approval for entrance improvements and signage at 100 Connell Drive.

Lauren Bellardo, engineer, was sworn, provided her educational and professional background and was accepted as an expert witness. Ms. Bellardo presented Exhibit A-1 – site plan overlay, Exhibit A-2 – entrance plan, and Exhibit A-3 – renderings of entrance improvements. She indicated the location of the proposed entrance improvements and stated that they will comply with all ADA requirements, there will be no increase in impervious coverage and the storm water management has been reviewed and found to be adequate. Mr. Bellardo reviewed the existing and proposed landscaping and the proposed signage. The proposed building and directional signs will comply with the township ordinance. Ms. Bellardo further stated that the reports from the Township Planner and Township Engineer have been reviewed and their comments have been addressed.

In response to questions from the Board, Ms. Bellardo described the green roof structure and indicated the location of the proposed signs. She presented Exhibit A-4 – signage location plan showing the location of the proposed building and directional signs.

Open to the Public

The hearing was opened to the public for questions or comments. There were no members of the public who had questions or comments.

Mr. Robertson reviewed the application and the conditions of approval.

A motion was made by Mr. Graziano, seconded by Mr. Hall, to approve App#SP-1-22: Fiserv, Inc., 100 Connell Drive, Block 4301, Lot 1.02 (MU-Zone), 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 roll call vote was 9-0 with Mr. Johnson, Mr. Hall, Mr. Graziano, Mr. Niceforo, Ms. Kingsley, Mr. Medeiros, Mr. Cuocci, Mr. Cunningham and Ms. Illis voting in favor. There were none opposed.

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Adjournment:

A motion was made by Mr. Niceforo, seconded by Mr. Hall, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:00 p.m.

Regina Giardina, Secretary Pro-Tem