

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

August 9, 2023

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, Ms. Kingsley (via Zoom), Mr. Medeiros, Ms. Illis and Mr. Leo (via Zoom). Mr. Silbert, Board Attorney, was also present.

Adoption of Minutes:

June 21, 2023 Regular Meeting

A motion was made by Mr. Graziano, seconded by Mr. Hall, to adopt the Minutes of the Regular Meeting of June 21, 2023 as presented. The voice vote was unanimous.

Adoption of Resolution:

App.#SP-1-23: The Connell Company, 400 Connell Drive (“Entry Improvements Project”), Block 4102, Lot 1 (MU Zone)

This project proposes an additional building entry with associated sidewalk and building canopy on the north side of the existing office building.

Mr. Silbert reviewed the Resolution.

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

Correspondence:

Board of Adjustment Resolution adopting the 2022 Annual Report and copy of the Board of Adjustment 2022 Annual Report

Mr. Silbert advised that no action is required by the Board on this Report. The governing body will act on it and if they introduce any new ordinance the Planning Board will review it and provide its recommendations.

Applications for Review

Courtesy Review:

App.#M-1-23: County of Union, Grant Street, Block 201, Lot 2 (OL-Zone)

Proposed minor subdivision of Lot 2 into two lots to correct an acquired part of a street formerly vacated by the Township. The proposed new lot 2.01 will allow continued remediation of this area as per the New Jersey Department of Environmental Protection requirements. The proposed new lot 2 will remain as park land/open space. The County is requesting that the application and escrow fees be waived, as the application is considered a courtesy review.

Mr. Graziano recused himself from participation in the hearing.

Bruce Bergen, Union County Counsel, stated that the property is being subdivided so that the property currently owned by the County can be transferred to the adjoining neighbor, Chevron. The property is part of Green Acres and the proposal has been submitted to the DEP and the State and received their approval.

Edward Meyer, consultant, was accepted as a fact witness. Mr. Meyer stated that the parcel is currently vacant. There are no changes proposed and this is just an administrative task.

In response to questions from the Board regarding the comments made by the zoning officer, Mr. Silbert advised that those comments will be addressed once the lots are consolidated. He further advised that the subdivision will correct an existing encroachment of the building on the County's property.

Mr. Bergen advised that the existing building is on both sides of the lot line and once the subdivision takes place the building will be on the Chevron site.

Mr. Silbert reviewed the Resolution to be adopted with respect to the courtesy review.

A motion was made by Ms. Illis, seconded by Mr. Medeiros, to approve App.#M-1-23: County of Union, Grant Street, Block 201, Lot 2 (OL-Zone) and to adopt the Resolution memorializing the Board’s action. The roll call vote was 5-0 with Mr. Johnson, Mr. Hall, Ms. Kingsley, Mr. Medeiros and Ms. Illis voting in favor and none opposed.

Adjournment:

A motion was made by Ms. Illis, seconded by Mr. Medeiros, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:55 p.m.

Regina Giardina, Secretary Pro-Tem