

## MINUTES

### PLANNING BOARD

#### TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

September 20, 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 has been posted on the Township website and given to the Courier News. Also, the Agenda had been posted to the Township website and bulletin board. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 p.m.

#### **Roll Call:**

Members present were Mr. Johnson, Ms. Kingsley, Mr. Popolo, Mr. Medeiros, Ms. Illis, and Mr. Leo. Mr. Robertson, Board Attorney, was also present.

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

August 9, 2023 Regular Meeting

A motion was made by Mr. Medeiros, seconded by Ms. Kingsley, to adopt the Minutes of the Regular Meeting of August 9, 2023 as presented. The voice vote was unanimous.

#### **Adoption of Resolution:**

##### **App.#SP-2-23: The Connell Company, "North Grove and West Sport Courts" project, Block 4301, Lots 1.03, 1.04, 1.05, and 1.012 (MU Zone)**

*The North Grove and West Sport Courts project is a proposed recreational and commercial development to be located within the existing corporate office campus. The development would consist of community sports, recreation and entertainment spaces that compliment the existing office tenants, hotel patrons, future residents, as well as residents of the surrounding community.*

Mr. Robertson reviewed the Resolution.

A motion was made by Ms. Kingsley, seconded by Mr. Medeiros, to adopt the above Resolution as presented. The roll call vote was 4-0 with Mr. Medeiros, Ms. Kingsley, Mr. Popolo, and Ms. Illis voting in favor and none opposed.

### **For Discussion and Approval:**

*The application listed below was approved on December 1, 2021 and the resolution was adopted on January 19, 2022. The applicant is now requesting a change from EIFS panels to metal panels due to material shortages. Color renderings showing the proposed change have been provided.*

#### ***Application SP-3-21: WMG Berkeley Heights Owner, LLC, 135 Industrial Road, Block 1301, Lot 6 (LI-Zone)***

*Proposed construction of a two-story industrial building with associated parking areas, loading areas, and stormwater management features. The building will serve as a public storage facility, a permitted use in the LI Zone. The project site is a vacant lot.*

The applicant's request for an "administrative change" in building materials from EIFS panels to metal panels was summarized by Mr. Johnson. Mr. Robertson stated that the reason for the request was material shortages and winter weather which will impede utilizing EIFS panels.

Discussion took place about whether Industrial Avenue was located in the Downtown District and therefore subject to Section 19 Design Standards and whether the metal panels are consistent with the design standards.

Mr. Robertson suggested voting on the resolution subject to the Planner's review and confirmation that the change is consistent with the ordinance. Mr. Robertson added that he would amend the resolution to reflect this condition.

A motion was made by Ms. Kingsley, seconded by Mr. Popolo, to adopt the resolution authorizing the substitution of the metal panels for the project described above. The roll call vote was 6-0 with Mr. Johnson, Ms. Kingsley, Mr. Medeiros, Mr. Popolo, Ms. Illis, and Mr. Leo voting in favor and none opposed.

### **Adjournment:**

A motion was made by Mr. Medeiros, seconded by Ms. Kingsley, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 7:50 p.m.