

**TOWNSHIP OF BERKELEY HEIGHTS  
UNION COUNTY, NEW JERSEY  
COUNCIL MEETING HELD February 17, 2026**

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**CALL TO ORDER**

At 6:30 p.m. Mayor Devanney, called the meeting to order and the Township Clerk stated adequate notice of this meeting has been provided by forwarding a copy to the Courier News, Star Ledger and posting on the Township website, at least forty-eight hours prior to the meeting, all in accordance with the Open Public Meetings Act

**ROLL CALL**

The following Council members were present:

John Foster  
Margaret Illis  
Bill Machado  
Alvaro Medeiros  
Andrew Moran  
Susan Poage  
Angie Devanney - Mayor

Also present were:

Township Administrator: Liza Viana  
Township Clerk: Angela Lazzari  
Township Attorney: Scott Salmon

**FLAG SALUTE**

The Mayor asked everyone present to stand for the Flag Salute.

**PROCLAMATION**

The Mayor read a proclamation for retiring crossing guard Wayne Osborne and thanked him for ten years of service to the Township.

Mrs. Poage made a statement noting that Ordinance 2026-01 will be considered for adoption on March 3<sup>rd</sup> because the Planning board was not able to meet prior to this meeting (their 2/4 meeting was cancelled),

**TOWNSHIP COUNCIL AND ADMINISTRATIVE REPORTS**

Council members provided Council Reports and Committee updates.  
Mayor Angie Devanney and Ms. Liza Viana provided the Administration reports.

**CONFERENCE SESSION**

Margaret Hickey, historic preservation specialist with Connolly & Hickey architects, presented on the prequalification regulations and scope of work for Littel-Lord restoration

The Mayor opened the floor. No one chose to speak

**APPROVAL OF MINUTES**

*Approval of Minutes – December 16, 2025, January 7, 2026, January 20, 2026 and February 3, 2026*

**Township Council Minutes  
Council Meeting – February 17, 2026**

Mover: Mr. Machado  
Second: Mrs. Illis  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: Mr. Medeiros for 12/16/25 only  
Absent: None  
Result: Approved

**CITIZENS HEARING**

*Opening of the Citizens Hearing*

Mover: Mr. Medeiros  
Second: Mr. Foster  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None

*The Mayor read a statement regarding the procedures for public comment.*

Nelson Stauber, 125 Park Ave., would like to see residents with a sidewalk in front their home get a 5% reduction in taxes. He also asked about the amount of cement being used at Peppertown Park.

Joe Iadanza, 923 Mountain Ave., had questions on several ordinances and an item on the bill list. The Mayor, Mrs. Illis and the Administrator responded. He had a question about the Sunoco gas station at 713 Plainfield Ave. and future plans. The Administrator advised him to reach out to the Planning Board. He made a statement about Affordable Housing.

*After no one else wished to be heard, this portion of the agenda was closed.*

*Closing of the Citizens Hearing*

Mover: Mr. Medeiros  
Second: Mrs. Poage  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None

**RESOLUTIONS**

**2026-95**, Resolution adopting the Prequalification Regulations related to the anticipated bid for exterior restoration of the Littel-Lord Farmstead.

Mover: Mr. Medeiros  
Second: Mr. Foster  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None  
**Result: Adopted**

**CONSENT AGENDA**

All matters listed under Consent Agenda are considered routine by the township Council and will be enacted upon by one motion; there will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

Resolution No. 2026-

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96. Resolution approving Bill List dated February 17, 2026, in the amount of \$1,152,738.73.
  
97. Resolution authorizing the application for a grant through the 2026 Sustainable Jersey Grant Program funded by the PSEG Foundation for an Environmental Resource Inventory.
  
98. Resolution authorizing the submittal of award extension request for LA-2023 LAIF Berkeley Heights Township 2023 Passaic River Anti-flooding Measures at River Bend to New Jersey Department of Transportation.
  
99. Resolution authorizing the interlocal services agreement with the City of Elizabeth, Department of Health and Human Services, Division of Health for Sexually Transmitted Disease Services.
  
100. Resolution authorizing a shared services agreement with the Borough of Madison for Confined Space Entry Rescue.
  
101. Resolution amending Resolution 2026-10 which awarded a contract to CGP&H for Affordable Housing Administrative Agent Services, to increase the amount not to exceed.
  
102. Resolution establishing a Mayor's Special Task Force on Flooding.
  
103. Resolution of the Township of Berkeley Heights in support of a 2026 Federal Funding Application to mitigate Passaic River flooding through de-snagging and debris removal from the Passaic River and major tributaries and authorizing the Township to serve as lead agency for the Passaic River Mayors' Flooding Coalition.
  
104. Resolution authorizing the release of cash maintenance bond to Lockhern Property II LLC for the 450 Springfield Avenue project.
  
105. Resolution authorizing the refund of tax overpayments for various properties within the Township.

Adoption of Consent Agenda Resolutions 2026-96 through 2026-105

Mover: Mrs. Poage  
Seconder: Mr. Foster  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None  
**Result: Adopted**

**ORDINANCES FOR INTRODUCTION**

*Public Hearing and Final Adoption scheduled for March 3, 2026*

Ordinance 2026-03

AN ORDINANCE TO AMEND APPENDIX A (MUNICIPAL LAND USE PROCEDURES ORDINANCE) OF THE CODE OF THE TOWNSHIP OF BERKELEY HEIGHTS TO INCREASE THE TOWNSHIP’S AFFORDABLE HOUSING SET-ASIDE FOR DEVELOPMENTS IN THE DOWNTOWN ZONE DISTRICTS (DOWNTOWN DEVELOPMENT (DD) AND HOME BUSINESS (HB) WITH RENTAL UNITS FROM FIFTEEN PERCENT (15%) TO TWENTY PERCENT (20%) TO ADDRESS THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS.

Approval of Ordinance for Introduction

Mover: Mr. Foster  
Seconder: Mr. Moran  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None  
**Result: Approved**

Ordinance 2026-04

AN ORDINANCE REPEALING ARTICLE 4.7 (AFFORDABLE HOUSING DEVELOPMENT FEES) IN PART 4 (DEVELOPMENT PROCEDURES) AND PART 18A (AFFORDABLE HOUSING MANDATORY SET-ASIDE) IN APPENDIX A (MUNICIPAL LAND USE PROCEDURES ORDINANCE) AND AMENDING PART 18 (AFFORDABLE HOUSING) OF THE CODE OF THE TOWNSHIP OF BERKELEY HEIGHTS TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AS AMENDED, AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC), AS AMENDED, REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

Approval of Ordinance for Introduction

Mover: Mrs. Illis  
Seconder: Mr. Foster  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None

**Township Council Minutes  
Council Meeting – February 17, 2026**

Absent: None  
Result: **Approved**

**EXECUTIVE SESSION**

Motion to enter Executive Session

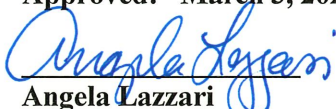
Mover: Mr. Foster  
Second: Mr. Moran  
Ayes: Mr. Foster, Mrs. Illis, Mr. Machado, Mr. Medeiros, Mr. Moran, Mrs. Poage  
Nays: None  
Abstain: None  
Absent: None

Contract Negotiations – Connell Zoning Ordinance

**ADJOURNMENT**

Moved by Mr. Moran and all were in favor.  
(8:28 p.m.)

Approved: **March 3, 2026**

  
**Angela Lazzari**  
Township Clerk

