

## **MINUTES**

### **PLANNING BOARD**

#### **TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

Regular Meeting

March 4, 2026

A motion was made by Mr. Popolo, seconded by Mr. Sternheim, to elect Jeanne Kingsley as temporary Board Chair in order to run the meeting in the absence of Mr. Johnson and Mr. Hall.

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Chairwoman Jeanne Kingsley. Ms. Kingsley confirmed that the meeting was being held in conformance with the Open Public Meetings Act. Adequate notice of this meeting has been posted on the Township website and sent to the newspaper of record. The Agenda has also been posted on the Township website and bulletin board at the Municipal Building at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue substantially past 10:30 PM.

#### **Roll Call:**

Members present were Ms. Poage, Mr. Popolo, Ms. Kingsley, Mr. Harris, Mr. Couto, and Mr. Sternheim. Mr. Robertson, Board Attorney, and Mr. Mistretta, Township Planner, were also present.

#### **Referral:**

*Ordinance to be introduced by the Township Council at the public meeting on March 3, 2026, to amend the Mixed-Use (MU) Zone of the Connell Park and establish the Mixed Use (MU) Overlay Zone.*

*The Planning Board is directed to make and transmit to the Township Council, within 35 days after referral of the above referenced ordinance, a report including an identification of any provisions in the proposed ordinance which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Board deems appropriate.*

Michael Mistretta reviewed the proposed ordinance that would amend the Mixed Use (MU) Zone of the Connell Park and establish the Mixed Use (MU) Overlay Zone. Mr. Mistretta also reviewed the clean-up editing items that are recommended that do not substantially change the ordinance.

Mr. Robertson advised that the municipal land use law requires that the ordinance be referred to the Planning Board for review and determination that the proposed ordinance is consistent with the Master Plan.

A motion was made by Mr. Popolo, seconded by Mr. Couto, to report to the Township Council that the Board has reviewed the proposed ordinance and determined it to be consistent with the Master Plan and recommends its adoption and to adopt a Resolution memorializing the action of the Board. The roll call vote was 6 – 0 with Ms. Poage, Mr. Popolo, Ms. Kingsley, Mr. Harris, Mr. Couto, and Mr. Sternheim voting in favor and none opposed.

**Adjournment:**

A motion was made by Mr. Sternheim, seconded by Ms. Poage, to adjourn the meeting. The voice vote was unanimous, and the meeting adjourned at 7:58 p.m.

Connie Valenti, Secretary