

## **REVISED AGENDA**

### **PLANNING BOARD TOWNSHIP OF BERKELEY HEIGHTS Union County, New Jersey**

**Public Meeting  
February 18, 2026 7:30 PM**

- *Planning Board Meetings are held IN-PERSON. Members of the public must be in attendance to participate. The meetings will no longer be streamed live via Zoom.*

Members: Mr. Johnson, Mr. Hall, Ms. Rountree, Ms. Poage, Mr. Popolo, Ms. Kingsley, Mr. Harris, Mr. Kraut, Mr. Couto, Mr. Sternheim, and Mr. Leo

**Adequate Meeting Notice:** This meeting is 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.

**Supporting Documents:** Documents in support of the following agenda items may be found on the Planning Board page of the website at:

- [Upcoming Planning Board Meetings | Berkeley Heights Township, NJ](#)

#### **Oath of Public Officers – Newly Appointed Members**

Cherron Rountree – Class I Mayor’s Designee

Brian Kraut – Class IV Member – 4 year term to end 12/31/2029

#### **Roll Call:**

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

January 7, 2026 Reorganization Meeting

January 7, 2026 Executive Session

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

Resolution amending the Resolution which designated the Official Newspapers for the Township of Berkeley Heights Planning Board

**Presentation / Public Hearing:**

Presentation by Michael Mistretta, Harbor Consultants, Inc., on the adoption of the Township's Amended Fourth Round Housing Element and Fair Share Plan ("Amended HEFSP") which will amend the Township's Master Plan. Public comments will be heard following the presentation.

**Consideration of Resolution:**

The Planning Board shall consider adoption of the Amended HEFSP by way of resolution.

**Referral:**

Township Council Resolution No. 2026-104 authorizing the Planning Board to undertake a preliminary investigation pursuant to N.J.S.A.40A:12A-6 of the Redevelopment Law of the property identified as Block 3701, Lot 1, and more commonly known as the Nokia Bell Labs site, 600 Mountain Avenue, in order to determine and recommend to the Township Council whether this property, or any portion thereof, constitutes a non-condemnation area in need of redevelopment according to the criteria set forth in N.J.S.A.40A:12A-5.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on February 18, 2026, with regard to the proposed investigation referenced above.

**Referral:**

Ordinance introduced by the Township Council at the public meeting on February 3, 2026, to amend the maximum permitted building height requirements in the R-10, R-15, and R-15A Zones under Article 6.1 ("Schedule of General Regulations") of Appendix A ("Municipal Land Use Procedures Ordinance").

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.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on February 18, 2026 with regard to the proposed ordinance referenced above.

**Referral:**

Ordinance to be introduced by the Township Council at the public meeting on February 17, 2026, 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 15% to 20% to address the Township's affordable housing obligations.

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.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on February 18, 2026 with regard to the proposed ordinance referenced above

**Referral:**

Ordinance to be introduced by the Township Council at the public meeting on February 17, 2026, 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.

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.

**Consideration of Resolution:**

Resolution memorializing the action taken by the Board on February 18, 2026 with regard to the proposed ordinance referenced above

**Correspondence:**

Letter dated January 20, 2026 from Neglia Group regarding an application for a Flood Hazard Area Individual Permit, Freshwater Wetlands General Permit No. 11, Freshwater Wetlands General Permit No. 20, and Letter of Interpretation: Line Verification, being submitted to the NJDEP, Division of Land Use Regulation, related to a reconstruction and stabilization project in the Township.

Letter dated February 2, 2026 from PSE&G regarding their application to NJDEP, Division of Land Use Regulation, for permits related to their proposed maintenance activities.

**Adjournment**

*Official Action May be Taken at this Meeting.*