

MINUTES

PLANNING BOARD **TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

Regular Meeting

July 15, 2026

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 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 Mr. Johnson, Mr. Hall, Ms. Rountree, Mr Popolo, Ms. Kingsley, Mr. Harris, Mr. Kraut, Mr. Couto, and Mr. Sternheim. Mr. Robertson, Board Attorney, and Mr. Mistretta, Township Planner were also present.

Adoption of Minutes:

April 8, 2026 Regular Meeting

A motion was made by Ms. Kingsley, seconded by Mr. Hall, to adopt the Minutes of the Regular Meeting of April 8, 2026 as presented. The voice vote was 6-0-3 (Abstain – Ms. Rountree, Mr. Popolo, Mr Couto).

Referral:

Ordinance introduced by the Township Council at the public meeting on June 30, 2026, to designate data centers as a prohibited use in all zones within the Township.

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 2026-13 that would prohibit data centers in all zones throughout the Township. Mr. Mistretta stated that the proposed ordinance is consistent with the goals of the Master Plan and he supports the adoption of the ordinance.

Open to the Public

The meeting was opened to the public for questions or comments regarding the proposed ordinance.

Joseph Iadanza, 923 Mountain Avenue, asked questions about whether the ordinance would affect New Providence if the town decided to build a data center. Mr. Mistretta advised that the proposed ordinance would only affect Berkeley Heights.

A motion was made by Ms. Rountree, seconded by Mr. Popolo, to advise the Township Council that the Planning Board finds the proposed Ordinance to be consistent with the Master Plan and to adopt the Resolution memorializing the action taken by the Board. The roll call vote was 9 – 0 with Mr. Johnson, Mr. Hall, Ms. Rountree, Mr. Popolo, Ms. Kingsley, Mr. Harris, Mr. Kraut, Mr. Couto, and Mr. Sternheim voting in favor and none opposed.

Referral:

Ordinance introduced by the Township Council at the public meeting on June 30, 2026, to clarify the land use procedures of the Township of Berkeley Heights as they relate to permitted and accessory uses as well as violations of this 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.

Mr. Mistretta reviewed the proposed Ordinance 2026-16 and stated that it does not create anything new but is an administrative clean-up intended to clarify the procedural process and the definitions for applicants.

A motion was made by Mr. Harris, seconded by Mr. Hall, 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 9 – 0 with Mr. Johnson, Mr. Hall, Ms. Rountree, Mr. Popolo, Ms. Kingsley, Mr. Harris, Mr. Kraut, Mr. Couto, and Mr. Sternheim voting in favor and none opposed.

CARRIED TO AUGUST 19, 2026 WITH NO FURTHER NOTICE REQUIRED:

App.#SP-5-25: Lockhern Property II, LLC, 458 Springfield Ave., Bl. 702, L. 4 & 6

Proposed 33-unit mixed-use residential building (4 stories and garage) and associated site improvements.

Mr. Johnson announced that Application #SP-5-25 Lockhern Property II, LLC, 458 Springfield Avenue, will be carried to the August 19, 2026 meeting with no further notice required.

Adjournment:

A motion was made by Ms. Rountree, seconded by Mr. Hall, to adjourn the meeting. The voice vote was unanimous, and the meeting adjourned at 7:40 p.m.

Connie Valenti, Board Secretary