

## NOTICE AND AGENDA

A **MEETING** of the Planning Board of the Township of Belleville will be held on August 13, 2020 **beginning at 7:00 PM**. The meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020 which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and has directed residents to quarantine and practice social distancing.

### VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Belleville Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. If you wish to participate during the public comment or question portion, then you must join the meeting using:

- a. “Zoom Meeting” link at:  
<https://zoom.us/j/92319917438?pwd=SnVWRDILbENpK3M2bGtUaW5ETIEvZz09> ;  
or
- b. Zoom dial-in phone numbers: **312-626-6799, 646-558-8656, 301-715-8592, 346-248-7799, 699-900-9128 or 253-215-8782**

**The Meeting ID is 923 1991 7438, and the Password is 404437.**

Zoom attendees wishing to participate or contribute during the Public Comment/Question portion of each agenda item must click the “raise hand” button in order to indicate to the Board Chair, Secretary or Attorney the attendee’s desire to speak. Phone attendees will be permitted to contribute by having their connection unmuted after announcement of their phone number.

Upon having a “raised hand” acknowledged (in the case of Zoom attendees) or having a connection unmuted (in the case of phone attendees), attendees will be allowed to give comments or ask questions and may be sworn in.

The Board retains discretion to reasonably curtail each commenter’s opportunity to speak and will mute the speaking attendee’s connection at the end of their time. You cannot participate in public comment unless you are attending the virtual meeting.

All microphones of public users will be muted, except as set forth above, during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at **<https://zoom.us/test>**.

Any questions can be directed to the Planning Board Secretary, Corrine D'Angelo at [cdangelo@bellevillenj.org](mailto:cdangelo@bellevillenj.org) or (973) 450-3410. All application documents and exhibits may be viewed on the Township website at **[www.bellevillenj.org](http://www.bellevillenj.org)**.

**Members:**

Raymond Veniero, Chairman  
Andrew Conte, Vice Chairman  
Michael Melham/ Jacqueline Guaman  
Brian Banda  
Thomas Bove, Board Secretary  
Gerard Corbo  
Hon. Thomas Graziano  
Patricia Inaugurato  
Frank Zangari  
Donna Hricko 1<sup>st</sup> Alt.  
Lawrence Guions 2<sup>nd</sup> Alt.

Corrine D'Angelo, Recording Secretary  
Frank DeLorenzo, Jr. Construction Official/Zoning Officer Hon.  
Tom Herits, Town Engineer  
Michele Quick, Court Reporter  
Rose Tubito Esq., Board Attorney

**PLANNING BOARD  
TOWNSHIP OF BELLEVILLE  
August 13, 2020 7:00 PM  
ZOOM MEETING AGENDA**

1. **Call to Order**
2. **Flag Salute**
3. **Statement of Certification of Meeting**
4. **Re-Organization**
5. **Roll Call**
6. **Approval of Minutes: July 9, 2020**
7. **Old Business/ Resolutions to be Memorialized:**
  - **PB-2904: 30 Washington Avenue** (Block 8502, Lots: 3, 4, 4.01 & 4.02) Approval to construct a 4-story mixed-use building with first floor retail and 15 units
  - **PB-2003: 49 Rocco Street** (Block: 1502, Lot: 25) Approval to subdivide the currently vacant lot into two separate lots, and thereafter, construct two-family dwellings on each of the newly created lots
  - **PB-2006: 450-452 Washington Avenue** (Block:8905, Lots: 7&8) Approval to demo existing structures and construct 4-story mixed-use building with first floor retail and 14 units
8. **New Business:**
  - **PB-2011:** Planning Board to review resolution and submit recommendations to Mayor and Council for **Township-Wide Area in Need of Rehabilitation** designation.
    - Mr. Herits to present Maser Consulting report
    - Redevelopment attorney Mr. Donatelli to answer any questions or concerns
  - **PB-2004:** Planning Board to review resolution and Preliminary Investigation Report prepared by CME for **630-666 Washington Ave.** PB to submit recommendations to Mayor and Council whether this property should be deemed a Non-Condemnation Area in Need of Redevelopment.
9. **Applications before the Board:**
  - **PB-2007: 229 Main Street** (Block: 2502, Lots: 17+20) Applicant Dorso Realty Group is proposing a minor subdivision to create three lots from the two existing lots by creating a lot line between the shopping center and commercial structures
  - **PB-2911: 695-701 Mill Street** (Block 1604, Lot: 11) Township of Belleville proposing a minor subdivision to permit a sitting park on the subdivided portion of the premises
  - **PB-2008: 131-137 Greylock Avenue** (Block: 9001, Lot: 31) Applicant Belleville Operating Inc. is proposing a minor subdivision to divide the current lot into two lots
  - **PB-2009: 527-535 Union Avenue** (Block: 6503, Lot: 23) Applicant John Stefanelli is seeking preliminary & final site plan approval to construct a 3-story mixed-use building with retail on the first floor and 20 dwelling units above
10. **Adjournment**

**NEXT MEETING: THURSDAY, SEPTEMBER 10, 2020**

This Agenda is subject to revisions. Final Agenda will be available the night of the meeting.