

**TOWNSHIP OF BELLEVILLE
PLANNING BOARD**

**NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING ON UPDATES TO THE
REEXAMINATION OF THE TOWNSHIP MASTER PLAN AND DEVELOPMENT
REGULATIONS**

March 8, 2021

PLEASE TAKE NOTICE that the Planning Board (the “Planning Board”) of the Township of Belleville will hold a virtual special public hearing on March 8, 2021, at 7:00 p.m. on the Planning Board’s updates to the reexamination report of the Township Master Plan and development regulations, and the adoption by resolution of such updates to the reexamination and Master Plan.

The purpose of the updates to the reexamination report of the Township Master Plan and development regulations is to examine and update the zoning classification of the property located at 371-411 Main Street (Block 9701, Lot 1), Belleville Township (Essex County) New Jersey to permit certain/other commercial uses, including but not limited to, a change/update to the zoning classification of such property from VB-2 (Valley Business District 2) to VB-1 (Valley Business District 1).

On or about March 20, 2020, to ensure the continued operation of municipal government during the Covid-19 Pandemic, the Governor signed P.L. 2020 C.11, a new law which allows a municipality to conduct certain public meetings virtually. On April 2, 2020, the New Jersey Department of Consumer Affairs issued specific guidance for the conduct of virtual Planning Board meetings during the Covid-19 Pandemic. Accordingly, the Planning Board hearing on March 8, 2021 at 7:00 p.m. will be conducted virtually as set forth below.

The public, and any other interested parties, may present any comments, evidence or questions which they may have regarding this matter by accessing and participating in the virtual proceeding by using the following Zoom meeting link: <https://zoom.us/j/5809001461?pwd=bnZVdlluQXpaZGtiUWM3clpWZW9CZz09>. The Zoom meeting link will also be posted on the official Township of Belleville website, www.bellevillenj.org. Members of the public may also call-in to the meeting through any one of the following Zoom dial-in numbers: 646-558-8656, 301-715-8592, 312-626-6799, 669-900-9128, 253-215-8782 and 346-248-7799. The Meeting ID is 580 900 1461, and the Passcode is 180602. If members of the public wish to ask questions during the meeting, they may e-mail them to the Planning Board Secretary, Corrine D'Angelo at cdangelo@bellevillenj.org. If members of the public wish to cross-examine any witness, they are encouraged, but not required, to contact the Planning Board Secretary prior to the meeting to make the process as seamless as practicable. Members of the public who cannot participate in the hearing but who would like to submit questions prior to same may do so by e-mailing them to the Planning Board Professional Planner, Maryann Bucci-Carter at mbuccicarter@cmeusa1.com. Anyone with questions about this process or who needs assistance accessing the Zoom meeting should contact the Planning Board Secretary, Corrine D'Angelo at cdangelo@bellevillenj.org or (973) 450-3410. Instructions on accessing the Zoom meeting will also be posted on the Township website, www.bellevillenj.org.

At least ten (10) days prior to the above-noted public hearing date, copies of the reexamination report of the Township Master Plan and development regulations and other supporting materials, if any, will be available for review on the Township website, www.bellevillenj.org. If members of the public are unable to access the preliminary investigation report electronically, copies of the reexamination report of the Township Master Plan and development regulations and other supporting materials will be available for inspection and reproduction by the public at least ten (10) days prior to the above-noted public hearing date during normal business hours at the Office of Planning and Development (third floor) of Belleville Town Hall, located at 152 Washington Avenue, Belleville, New Jersey.

NOTICE OF SPECIAL PLANNING BOARD MEETING

A **SPECIAL MEETING** of the Planning Board of the Township of Belleville will be held on **March 8, 2021 beginning at 7:00 PM**. Applicant **Sound Development, LLC is seeking** Preliminary and Final Site Plan Approval to demolish the existing building and construct a new mixed-use, six-story building with retail on the ground floor and 114 residential units above at 740-748 Washington Avenue (**Block: 9201, Lot: 2**). 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/5809001461?pwd=bmZVdlIvQXpaZGtiUWM3clpWZW9CZz09>
OR
- b. Zoom dial-in phone numbers: **646-558-8656, 301-715-8592, 312-626-6799, 669-900-9128, 253-215-8782, 346-248-7799**

The Meeting ID is 580 900 1461, and the Password is 180602.

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 or (973) 450-3410. All application documents and exhibits may be viewed on the Township website at www.bellevillenj.org.

Members:

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

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

**PLANNING BOARD
TOWNSHIP OF BELLEVILLE
March 8, 2021 7:00 PM
ZOOM SPECIAL MEETING AGENDA**

1. **Call to Order**
2. **Flag Salute**
3. **Statement of Certification of Meeting**
4. **Roll Call**

5. **Application Before the Board:**
 - **PB-2103: 740-748 Washington Avenue** (Block: 9201, Lot: 2) Sound Development, LLC., Seeking Preliminary and Final Site Plan approval to demolish the existing building and construct a new mixed-use, six-story building with retail on the ground floor and 114 residential units above

6. **New Business:**
 - Public Hearing to review and discuss the Township of Belleville Master Plan Reexamination Report dated March 8, 2021

 - Planning Board to review and provide recommendation to the Township Council on amendments to Zoning Ordinance and Zoning Map for consistency with Township Master Plan

9. **Adjournment:**
 - Meeting adjournment

NEXT MEETING: THURSDAY, MARCH 11, 2021

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