

Adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by the Annual Notice published in The Home News & Tribune on December 18, 2023, and has been posted in the Main Lobby of the Municipal Complex on December 18, 2023.

## **PLANNING BOARD AGENDA JANUARY 29, 2024 – 7:00 PM**

**Pledge of Allegiance to the Flag  
Roll Call**

### **Reorganization Meeting**

- Nomination and appointment of Chairman to the Board.**
- Nomination and appointment of Vice-Chairman to the Board.**
- Naming Cassandra Augustine as Secretary to the Planning Board.**

### **Nominations:**

- Naming Ron Cucchiaro, Esq., as Attorney to the Planning Board.**
- Naming of Bignell Planning Consultants, Inc. as professional Planners to the Board.**
- Naming of Delaware Raritan Engineering as professional Engineers to the Board.**

**Minutes: December 18, 2023**

### **Resolutions:**

- P5242- ASIM MIR – Extension of time (90 Days) for minor subdivision approval**
- P5222-SOUTH FIFTH - Extension of time (Three – 1 year Ext's) for major subdivision approval**
- P17-2023-PSE&G- Preliminary and Final Site plan approval**
- P14-2023 – ANKIT PATEL- minor subdivision approval**
- P18-2023- FEDERAL BUSINESS CENTER- minor subdivision approval**
- P07-2023 - T&S FUTURE INVESTMENTS, LLC- minor subdivision approval**
- P15-2023 - AK REALTY TWO, LLC - preliminary and final site plan approval.**
- P11-2023 - YASHRAJ5 REALTY, LLC - for preliminary site plan approval.**

### **Misc.:**

**1. ADOPTION OF 2024 PLANNING BOARD MEETING DATES**

**2. P08-2023, 779 NEW DURHAM RD, LLC - 779 NEW DURHAM, BLOCK# 49 / LOT# 4.13  
FOR SCHUEDLING ONLY-THIS MATTER IS NOW CARRIED TO FEBRUARY 21, 2024- NO RE NOTICE REQUIRED\***

**3. P19-2023 A&D HOLDINGS LLC - 1039 AMBOY AVE, BLOCK: 727 / LOT: 1.03  
FOR SCHUEDLING ONLY-THIS MATTER IS NOW CARRIED TO FEBRUARY 21, 2024- NO RE NOTICE REQUIRED\***

### **Business to be heard:**

**1. P05-2023, RICHARD PI**

**1754 LINCOLN HIGHWAY, BLOCK#160.21, LOT #49**

Applicant is seeking Preliminary and Final Site plan approval to demolish the existing SFD and construct a 2 story office building.

**2. CASE# P16-2022, DEROCK DEVELOPMENT, LLC**

**24 Kilmer Rd, Block # 3.B / Lot # 2.A**

Applicant is seeking Final Site Plan approval to construct a new Warehouse facility.

**\*THIS MATTER WILL NOT BE HEARD- CARRIED TO FEBRUARY 21,2024-NO RENOTICE REQUIRED\***

**3. P16-2023, DEER REALTY, LLC**

**75 Midvale Rd, BLOCK # 366.01 / L# 14 - Expansion of existing warehouse.**

**4. CASE # P22-2022, J.U.S.T NATION, LLC 271 MEADOW RD, BLOCK #366.01 / LOT# 13.17**

Applicant is seeking to construct a 12,800 SF structure to assist in site operations.