

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 28, 2021 and has been posted in the Main Lobby of the Municipal Complex on January 5, 2022.

PLANNING BOARD AGENDA DECEMBER 19, 2022– 7:00 PM

Pledge of Allegiance to the Flag

Roll Call

Resolutions:

The 2023 Calendar Meeting Dates

P15-2022 -191 TALMADGE EDISON, LLC- PRELIMINARY & FINAL SITE PLAN

P7-2020 - AMIN O. KHATRI- PRELIMINARY & FINAL SITE PLAN

***P10-2022** - PROLOGIS NIXON PARK (*Board Attorney to discuss conditions with the board)

Old Business:

- 1. P5240 W&G REALTY, LLC-196 EASY ST- MINOR SUBDIVISION APPROVAL- 90 DAY EXTENSION**
- 2. P5236 S&A CONSTRUCTION-110 CLIVE ST- MINOR SUBDIVISION APPROVAL- 90 DAY EXTENSION**
- 3. P5243 Fox & Foxx Dev, LLC -MINOR SUBDIVISION APPROVAL- 90 DAY EXTENSION**

4. P14-2022, RIVENDELL LIGHTS, LLC*CARRY TO JANUARY 18, 2023 – NO RENOTICE REQUIRED****

Truman Drive, Block # 3.02 / Lot # 18, & 21

Applicant is seeking minor subdivision approval – proposing to merge lots 18, 19 & 21 and subdivide to create two lots to be identified as lot 19.01 & 19.02.

New Business:

1. P5249, YOGESH SHAH & DEIAA ELKENAY

21 HEMAN ST & 109 TIVED LANE EAST, BLOCK # 774 / LOT # 3.01 & 24.01

Applicant is proposing a 2 lot subdivision, with 2 existing homes to remain and 1 new home to be constructed.

2. P13-2022, BALLYMERE CAPITAL, LLC (EDISON CAR WASH)

801 Rt.1, Block # 265.AA / Lot #'s 43.M & 43.H

Proposal for a new car wash on a vacant lot.

3. P4-2022, BJS WHOLESALE CLUB, INC

1000 RT.1, BLOCK # 266 & 198 / LOT #'s 41.A, 43.A, 49 & 29

Applicant is seeking preliminary & final site plan approval to construct a 6 pump gasoline station with an associated kiosk as an accessory use to the existing warehouse club, as well as modifications to the existing parking area.

4. P5250, KIM MAR DEVELOPERS, LLC

241 BROTHERHOOD ST & RANCHWOOD COURT, BLOCK# 20.13 / LOT # 4

Applicant is seeking to demolish all existing improvements and subdivide into four lots for single family residential development.