

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 January 14, 2023, and has been posted in the Main Lobby of the Municipal Complex on January 3, 2023.

PLANNING BOARD AGENDA SEPTEMBER 18, 2023 – 7:00 PM

Pledge of Allegiance to the Flag

Roll Call

Minutes: August 14, 2023

Resolutions:

P09-2023 - GARDEN STATE BUILDINGS, LP- Preliminary and Final Site Plan approval

P5232 - PAGODA HOMES, LLC- 6 month extension of minor subdivision approval

Extension Request:

P5236- S&A General Construction -Request for 6 month extension of minor subdivision approval

P13-2019- 979 Amboy Ave LLC- Request for 1 year extension of site plan approval.

APPLICATION P10-2023, AMERICANA BUDDHIST TEMPLE- 1671 WOODLAND AVE has withdrawn this application without prejudice.

Master Plan update from BFJ Planning – Presentation.

Old Business:

1. CASE#P5251, THOMAS & KAREN SHEA

1681 WOODLAND AVE, BLOCK #415, LOT # 5.22

Applicant is seeking Preliminary and Final Major Subdivision approval to subdivide the existing lot into eight lots.

2. **CARRY TO NOVEMBER 20, 2023 - NO RENOTICE

CASE# P11-2023, YASHRAJ5, LLC.

39 THOMAS PLACE, BLOCK # 692.04 / LOT: 30.02

Applicant is proposing to construct an age restricted apartment building on vacant land. This property falls under the Thomas Place Redevelopment plan area.

3. **CARRY TO OCTOBER 16, 2023 - NO RENOTICE

P14-2020, EDISON PRINCE, LLC – Amendment to Storm Water/Utility

Revised Storm water and Utility Plans post approval being proposed (with no impact to storm water conveyance/routing or utility demand)

New Business:

1. 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.

2. P17-2023, PSE&G, 234 PIERSON, BLOCK# 795 / LOT# 1.03 & 4. **CARRY TO OCTOBER 16, 2023 - NO RENOTICE

Applicant is proposing to construct a new mobile transformer with associated transformer storage area and construct a one story maintenance building.

3. P14-2023, ANKIT PATEL, 765-771 WOOD AVE BLOCK # 500 / LOT# 5.01-5.02

Applicant is proposing minor subdivision approval.

4. **CARRY TO OCTOBER 16, 2023 - NO RENOTICE

P18-2023, FEDERAL BUSINESS CENTERS, SWEETWATER LANE & DOCK ROAD, BLOCK # 385 / L#3.04

Minor Subdivision approval is sought for the existing vacant land.