

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 NOVEMBER 20, 2023 – 7:00 PM

Pledge of Allegiance to the Flag

Roll Call

Minutes: October 16, 2023

Resolutions:

Misc.:

1. MASTER PLAN final comment session.

2. Planning Board to authorize for a Preliminary investigation to be conducted for area- 41 Glendale "Condemnation Redevelopment Area".

Old 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. 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.

New Business:

1. **CARRIED TO NOVEMBER 30, 2023- NO RENOTICE REQUIRED.

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

Applicant is proposing minor subdivision approval.

2. **CARRIED TO NOVEMBER 30, 2023- NO RENOTICE REQUIRED.

P18-2023, FEDERAL BUSINES CENTERS, SWEETWATER LANE & DOCK ROAD, BLOCK # 395 / L#3.04

Minor Subdivision approval is sought for the existing vacant land.

3. **CARRIED TO NOVEMBER 30, 2023- NO RENOTICE REQUIRED.

P17-2023, PSE&G, 234 PIERSON, BLOCK# 795 / LOT# 1.03 & 4

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

4. **CARRIED TO NOVEMBER 30, 2023- NO RENOTICE REQUIRED.

P07-2023, T&S FUTURE INVESTMENTS, LLC

63 TAFT AVE, BLOCK#86, LOT# 45-48

Applicant is seeking Minor Subdivision approval to create two lots, Existing SFD to remain and construct a new SFD on the second lot.

5. **CARRIED TO NOVEMBER 30, 2023- NO RENOTICE REQUIRED.

P15-2023, AK REALTY TWO, LLC

67 BRUNSWICK AVE, BLOCK #19.01 / LOT #8.01

Applicant is proposing Preliminary and Final Site plan approval to construct a warehouse on vacant land.