Adequate notice of this meeting, as required by the Open Public Meetings Act of 1975 has been provided by a Notice published in the Home News/Tribune on February 1, 2017 and the Star-Ledger- February 2, 2017 and posted in the Main Lobby of the Municipal Complex on January 27, 2017.

PLANNING BOARD AGENDA

( Monday ) June 19, 2017

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. Roll Call

III. Acceptance of the minutes – None

Resolutions –

1. #P 12-2016 Shore to Shore – Approved Prel and Final
2. #P18-2016 Mocci Inman Plaza, Inc. – Preliminary
3. #P5184 Edison Land Investment – 939 Route One
4. #P5182 Pagoda Homes – 214 Oxford Road
5. #P 5183 RMG Properties – 990 Inman Avenue
6. #P 3-2017 The Conti Group – 2045 Lincoln Highway

Old Business:

1. #P 5180 Gulberg Builders – 9 Cutter Avenue west of Grove Avenue
   Block 604  Lot 4.01
   Proposal to demolish existing dwelling and subdivide lot and construct 2 new single family homes.
   Variances requested for lot width on both homes
   Required 85 ft. and Proposed 67.75 ft
   **********Postponed until June 19, 2017 –No re notice **********

New Business:

1. #P20-09/10- 2017 Dr. Anthony Acello – 1037-1039 Amboy Avenue
   Block 727  Lot 1.02
   Amended Approval : Retain existing building, construct on lots 2-5 only a smaller three story mixed use building with professional and retail offices on first floor and a total of 15 residential apartments on the upper floors: amended approval granted for previous mixed use building : stripe additional parking on lot 1.A.
2. **#P5187** Toranco Oak Tree Associates – 3900 and 3910 Park Avenue  
   Block 727 Lot 82  
   Proposal for a minor Subdivision – to subdivide property in order to convert units in front office building into condominium ownership.  
   Variances requested for Lot width, Parking for Lot 8.02 and parking within 10ft of side or rear line.

3. **#P7-2017** Equistar Chemicals – 340 Meadow Road  
   Block 366.B Lot 16  
   Proposal to construct a 184 sq.ft. addition to the Fire Pump House.  
   Variances requested for Front and side yard setbacks.

4. **#P6-2017** Car Max Auto Superstore – 1015 Route One  
   Block 198.L Lot 39  
   Proposal to construct a pre owned automobile sales and acquisitions and existing telecommunication tower.

5. **#P5179** Realty Construction Management – 39 Madison Avenue  
   Block 738.A Lots 13-16  
   Proposal to demolish existing single family home and build two new single family homes.

**FINALS: #P 18-2016 Mocci – Jane Place**

**MISCELLANEOUS:**

1. Study of Land Use Regulation  
2. Comments and recommendations on Resolution R.330-052017 for 720 Route One to be investigated for ( An Area in Need of Redevelopment )

**XI COMMENTS FROM THE PUBLIC**

**X. ADJOURNMENT**