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 December 4, 2016 and posted in the Main Lobby of the Municipal Complex on January 2, 2017.

PLANNING BOARD AGENDA
Wednesday February 15, 2017

I. PLEDGE OF ALLEGIANCE TO THE FLAG

II. Roll Call

III. Acceptance of the minutes – None

Resolutions –
1. #P 5178 Gulberg Builders – 121 Alfred Street – Approved minor Subdivision
2. Equistar Chemicals – 340 Meadow Road (Denial of an area in need of redevelopment)
3. #P5177 Hawkeye Developers -1 Brook Avenue – Approved minor subdivision

1. # Old Business: None

New Business:

1. #P13-2016 American Real Estate Company – U Haul-Prel and Final- 110 Route One
   Proposal to construct loading dock and construction of a canopy
   No variances are requested.

2. #P 15-2016 Hilltop Associates - Prel and Final -Oak Tree and Dayton Drive
   Proposal to add a flag pole and revise curb return, enlarge island on Dayton, replace ID sign
   No variances are requested.
   ***** Postponed until March 13, 2017 ******
   Applicant will re-notice

3. #P1-2017 Federal Business Center - Prel, Final and minor subdivision
   225 Raritan Center Parkway
   Block 390.DD Lot 8.B
   Proposal to construct a free standing 190,263 sq.ft warehouse building
   No variances are requested.
4. #P 2-2017 Camp Kilmer A Urban Renewal Associates - Prel and Final Road 2  
   Block 3.E Lot 3.014  
   Proposal to construct two 4 story buildings containing a total of 172 units  
   No variances are requested.

5. #P 5181 Robert McCabe - 1635 Woodland Avenue – minor subdivision  
   Block 415 Lot 4C1  
   Minor subdivision  
   Variance requested for fronting on a public right of way and this is a private road.  
   *******Postponed until the March 13th, 2017 meeting ***********  
   No renoteice is required

FINALS: #P 5143 Chen and Hou- 26 Portland Street

MISCELLANEOUS:

1. Study of Land Use Regulation  
2. Comments and Recommendations on Resolution R.872-122016  
   Resolution referring the proposed ordinance amending the G-B and G-BH districts to include a convenience store with a fuel station as a permitted use and rescinding Resolution R696-092016 referring the proposed ordinance amending the G-B General Business District to include a convenience store with a fuel station as a permitted use.

XI COMMENTS FROM THE PUBLIC

X. ADJOURNMENT