

REGULAR MEETING

6. Approval of Minutes:

7. Vouchers:

8. Correspondence:

9. Resolutions:

a. Case No. SP-1032 / Brian Hegarty

Resolution Granting One Year Extension of Time on Preliminary and Final Site Plan Approval

Eligible Voters: Huszar, Nicasastro, Schneider, Tannenhaus, Seaman, Everett, O'Donnell & Nash

b. Case No. SD-2985 / Rosemarie Bird

Resolution Granting 190 day Extension of Time on Minor Subdivision Approval

Eligible Voters: Nicasastro, Schneider, Seaman, Everett & Nash

c. Case No. SP-935A-3 / Benderson Development Co.

Resolution Granting Submission Waivers

Eligible Voters: Nicasastro, Schneider, Tannenhaus, Seaman, Everett, O'Donnell & Nash

d. Master Plan Amendment to the Land Use Element

Resolution Adopting the Amendment to the Land Use Element of the Municipal Master Plan

Eligible Voters: Kudrick, Nicasastro, Schneider, O'Donnell and Nash

e. Master Plan Re-examination Report

Resolution Adopting the Re-Examination Report of the Municipal Master Plan

Eligible Voters: Kudrick, Nicasastro, Schneider, O'Donnell and Nash

10. Review of Submission Waivers before the Board:

11. Applications before the Board:

a. Case No. SP-1006 / Gill Petroleum

i. Type: Conditional Use / Preliminary and Final Major Site Plan

ii. Description: Application of Gill Petroleum, Inc. as Applicant and Owner seeking Conditional Use and Preliminary and Final Major Site Plan approval to remove all existing site improvements including the existing access drives and construct a 3,000 square foot convenience store with gasoline fuel dispensing service consisting of six (6) pump islands and an attendant kiosk beneath a 62 foot x 62 foot canopy. Three (3) new 15,000 gallon underground fuel storage tanks for regular, premium and diesel fuel are also proposed along with a right-in only drive and a right-out only drive along Route 9, as well as an apparent right-in/left-out only driveway extending along Wyckoff Mills Road, parking for seventeen vehicles a loading area, a refuse enclosure, infiltration basin, landscaping, lighting and signage on premises known as Block 140, Lots 1, 2, 3 and 4.01, 695 US Highway 9 North and Wyckoff Mills Road. After some testimony was placed on the record on January 17, 2019, this application was carried to February 21, 2019 with no further notice. On February 21, 2019 it was carried to March 21, 2019 with no further notice and on March 21, 2019 this application was carried to April 18, 2019 with no further notice. On April 18, 2019 this application was rescheduled to May 16, 2019. After some additional testimony on May 16, 2019 this application was carried to July 18, 2019 with no further notice. After additional

testimony on July 18, 2019 this application was carried to September 5, 2019 with no further notice. On September 5, 2019 this application was carried to October 3, 2019. After some traffic testimony on October 3, 2019 this case was carried to December 19, 2019 with no further notice. On December 19, 2019 this application was carried to January 16, 2020 with no further notice for scheduling purposes only.

- iii. Expiration Date: December 31, 2019
- iv. Eligible Voters: Dorato, Huszar, Kudrick, Schneider, Tannenhaus, Seaman and Nash

b. Case No. SP-1052 / Monmouth Commerce Center LLC

- i. Type: Preliminary and Final Major Site Plan with Ancillary Bulk Variance
- ii. Description: Application of Monmouth Commerce Center, LLC as Applicant and Lawrence Katz and Felix Pflaster as Owners seeking Preliminary and Final Major Site Plan approval with ancillary bulk variance and design waivers and exceptions to construct nine (9) warehouse buildings (ranging in size from 85,600 s.f. to 150,000 s.f. and equaling approximately 1,242,102 s.f. in total), five (5) full-movement access drives along Randolph Road, parking for 706 vehicles and 142 trailer parking spaces, 234 loading spaces and five (5) monument style site identification signs on premises known as Block 5, Lots 2 & 3 at the intersection of Randolph Road and Oak Glen Road. This application was originally scheduled to be heard on April 4, 2019 when it was rescheduled to May 9, 2019. After some testimony was placed on the record on May 9, 2019 this application was carried to June 6, 2019 with no further notice. After some additional testimony on June 6, 2019 this application was carried to June 20, 2019 with no further notice and after some testimony on June 20, 2019 this application was carried to Monday, July 29, 2019 for a special meeting with no further notice. After testimony on July 29, 2019 this application was carried to September 19, 2019 and after testimony on September 9, 2019 it was carried to October 10, 2019 for a special meeting with no further notice. After some additional testimony on October 10, 2019 the application was carried to November 7, 2019 with no further notice. After testimony on November 7, 2019 this case was carried to a special meeting date of December 3, 2019 but since there was a scheduling conflict it was rescheduled to December 5, 2019 with notice. After some testimony on December 5, 2019 this application was carried to January 16, 2020 with no further notice.
- iii. Expiration Date: January 16, 2020
- iv. Eligible Voters: Dorato, Nicastro, Schneider, Seaman, O'Donnell and Nash

12. Master Plan Status Report:

13. Executive Session:

*****PLEASE NOTE: If at 10:30 PM there remains one or more cases on the agenda other than the case in process, the board may elect to postpone the unheard cases to the following month to discuss outstanding correspondence.**