

Minutes of the Planning Board Public Meeting of Wednesday, December 3, 2014

Present are Mayor Tagliarini, Mr. Brady, Mr. Awofolaju, Mr. Mirabal, Deputy Mayor Montone, Mr. Vena, Mr. Shenton, Mrs. Williams

Also present is Michael Leckstein, Esq., Leckstein & Leckstein, and Anthony Abbonizio, CME Associates.

Absent are Mr. Hirsch, who is on vacation, Mr. Vinci and Mrs. Sims, who is on medical leave.

Mr. Awofolaju moves to approve the minutes of the October 15, 2014 Public Meeting, seconded by Mr. Vena, and on voice vote all eligible members approve.

New Business, **SP14-511/Yellowbrook Property Company, Applicant: Yellowbrook Property Company, Property Owner: Newberry Holdings, LLC, Business Name: Hidden Village at Aberdeen, 1335, 1337, 1341-1343 Highway 34, Block 114, Lots 6, 7.01, 13 and 13 QFarm**, Preliminary and Final Major Site Plan approval to construct approximately 200 multifamily residential units, clubhouse with pool, and related driveways, parking lots, sidewalks, stormwater management facilities, utilities, landscaping, lighting and other related site improvements. Variance requested for signage. Redevelopment Plan states monument signs be set back at least 25 ft. from all street and property lines; the applicant proposes to install a monument sign within the required 25 ft. front yard setback. This property is located in the Redevelopment Zone).

Mr. Leckstein announces this application will be carried to an unnamed meeting date due to issues with the noticing; the applicant indicates there will be new noticing once a hearing date is set.

Members of the public present are questioning the new notice; Mr. Leckstein advises the applicant must send a new notice at least ten days before the hearing date.

At the request of Mayor Tagliarini, Michael R. Bart, representing three communities, gives his name and phone number to the Board Secretary to be called when a new hearing date is set, in case he wants to expedite his notifications, in addition to being notified by mail, as required by law.

Mr. Mirabal moves to carry the application on the Board calendar to an unnamed meeting date, seconded by Mr. Awofolaju, and on voice vote all members agree (Mayor Tagliarini, Mr. Brady, Mr. Awofolaju, Mr. Mirabal, Deputy Mayor Montone, Mr. Vena, Mr. Shenton, Mrs. Williams).

Memorialization of Resolution **SP14-504/Basser Kaufman, LLC, Applicant and Property Owner: Basser-Kaufman, LLC, Highway 35 and Cliffwood Avenue, Block 234, Lot 1, Preliminary and Final Major Site Plan** to demolish a portion of an existing parking area (A&P Shopping Center) and construct a 3,500 sq. ft. retail pad, to include a Verizon Wireless retail store consisting of 2,000 sq. ft., and an additional retail store, to be determined, consisting of 1,500 sq. ft., with related site improvements, is summarized into the record by Mr. Leckstein. Mr. Brady moves to memorialize, seconded by Deputy Mayor Montone.

Yes: Mayor Tagliarini, Mr. Brady, Deputy Mayor Montone, Mr. Vena, Mrs. Williams

No: None

Abstain: None

