

**PLANNING BOARD AGENDA
FOURTH REGULAR MEETING**

7:00 P.M. – Court Room (Regular Meeting)

Next Planning Board Regular Meeting: Thursday, May 14, 2015 at 7:00 P.M.

- I. Regular Meeting called to order by Chair
- II. Open Public Meeting Notice read by Chair
- III. Pledge/Moment of Silence led by Chair
- IV. Roll Call taken by Board Secretary
- V. Swearing in of Professionals by the Planning Board Solicitor
- VI. Discussion Items/Correspondence:
 1. Litigation Update
- VII. New Business:
 - A. Adopting Minutes: Regular and Closed Session Meeting Minutes of March 12, 2015
 - B. Resolution(s)
 1. Bancroft Neurohealth, SP#6925B, Walton Ave & Leadenhall Rd, **R-2015-10** Block 509, Lot 1.01, 1.04, 1.05, Preliminary Major Site Plan w/Bulk Variances
 2. Somerset Properties Inc., SP#665C, 12000-14000 Commerce Pkwy, **R-2014-15A** Block 1100, Lot 26-27, Amended Resolution
 - C. Submission Waivers:
 1. SRMG Enterprises LLC, SP#655B, 907 Pleasant Valley Ave, Block 1201.04, Lot 3, (SRI Zone), Amended Major Preliminary & Final Site Plan w/Bulk Variances
 2. DGP Properties LLC, SP#7914, 212 & 216 Ark Rd, Block 305.91, Lot 3 & 4.01, (R-3 Zone), Conditional Use, Major Preliminary and Final Site Plan
- VIII. Public Hearings –
 1. SRMG Enterprises LLC – SP#655B
907 Pleasant Valley Ave
Block 1201.04, Lot 3, (SRI Zone),
Amended Major Preliminary and Final Site Plan w/Bulk Variances
(Curbing, Flag Poles, ID Sign, Fencing, and other Site Improvements)
ACT BY: 08/21/2015
PROF STAFF: 03/19/2015
PH: 04/09/2015
 2. Laurel Capital Group LLC – SP#7890
Area = Route 73, Route 295, Beaver Ave, Oregon Ave
(R-1 & B Zone), Proposed RA-3
Block 1305.02, Lots 4 – 15
Block 1305.03, Lots 11 – 14 & 14.01
Planning Board Referral in Accordance with NJSA 40:55D-26
(Additional Amendments to the Fellowship Area Redevelopment Plan)
- IX. Miscellaneous Items:
 - A. Minor Site Plan Alterations:
 1. H-Free LLC (BMW), 1220 Route 73, Industrial Zone, Block 1300.05, Lot 2.01, SP#7479, Exterior Freestanding Car Wash, (**Denied 03/19/15 – needs Board approval**)
 2. Rushi Hospitality LLC, 5000 Clover Road, Business Zone, Block 1301, Lot 1.06, SP#886F, 4 Foot Fence with Gate around Existing Basin, (**Approved 03/20/15**)

IX. Miscellaneous Items: Cont'd.

B. Site Plan Waivers:

1. Applicant: Pettinaro Const. Co., Owner: Larchmont Ark Assoc., 127 Ark Rd, #15, Blk 302.15
Lot 12, Tenant Fit-out: Lloyd Insurance, Interior Alterations, Former Tenant: Sweat Band
SPW#7913 – Acting Construction Official APPROVED 03/11/15

2. Applicant: Lester McCaughey, Owner: Brandywine Realty Trust, 815 East Gate Dr, #103, Blk 1201.04
Lot 1.01, Tenant Fit-out: Environmental Resolutions, Interior Alterations, Former Tenant: UFCW Local 152
SPW#7915 – Acting Construction Official APPROVED 03/26/15

X. Comments/Questions from the Board/Professionals/Public

1. Financial Disclosure Forms – Board Secretary

XI. Adjournment

XII. Pending Items (for information only)

1. DGP Properties LLC – SP#7914
212 & 216 Ark Rd
Block 305.91, Lot 3 & 4.01, (R-3 Zone),
Conditional Use, Major Preliminary and Final Site Plan
(Demo, Consolidate 2 lots, Build New Funeral Home)
CERT BY: 04/30/2015, ACT BY: 06/14/2015
PROF STAFF: TBD, PH: TBD

2. Briggs Offices LLC - SP#88A
2055-2057 Briggs Rd
Block 510, Lot 4, (Industrial Zone),
Amended Major Final Site Plan
(Additional Medical Office Use)
CERT BY: 05/04/2015, ACT BY: 6/18/2015 or 09/01/2015
PROF STAFF: TBD, PH: TBD

3. H-Free LLC (BMW) - SP#7479
1220 Route 73
Block 1300.05, Lot 2.01, (Industrial Zone)
Amended Preliminary & Final Site Plan
(Exterior Freestanding Car Wash)
CERT BY: 05/08/2015, ACT BY: 06/22/2015
PROF STAFF: TBD, PH: TBD