

CALL TO ORDER: AT 7:02 P.M. by Chairman Loury
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE

ROLL CALL: Chairman Loury, Peter Rathjens, Christopher Fleischman, Barbara Chiappa, Michelle Anne Molde

EXCUSED: Mayor Chegwiddden, Councilwoman Paola Vasquez, Marc Harris, Brian Bosworth, Roshan Patel, Lawrence Biehler

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; and Desi Ruffo, Board Secretary

Motion by C. Fleischman and seconded by Barbara Chiappa to approve the bills as presented.

YEA - 5 NAY - 0 ABSENT - 6 ABSTAIN - 0

Motion by C. Fleischman and seconded by P. Rathjens to approve the minutes from the February 22, 2024 Special Meeting with the revision to page 6 as noted. YEA - 5 NAY - 0 ABSENT - 6 ABSTAIN - 0

OLD BUSINESS:

1. Resolution of Approval: ARC Development Group, LLC: 50 Fern Avenue (Block: 1202, Lot: 20)

The board reviewed the resolution of approval. Discussions between the board members and board professionals regarding revisions to the resolution occurred. Revisions to the following pages were determined: 3, 9, and 10.

A motion made by P. Rathjens and seconded by M. Molde to approve the resolution with the revisions as noted.

YEA - 5 NAY - 0 ABSENT - 6 ABSTAIN - 0

2. Resolution of Extension of Approval: 170 No. Main/Ashour Investment (Block: 301, Lot: 1)

The board reviewed the resolution of approval. A motion by B. Chiappa and seconded by M. Molde to approve the resolution as presented.

YEA - 5 NAY - 0 ABSENT - 6 ABSTAIN - 0

3. Non-material Resolution of Amendment

Re: Affordable Housing Compliance: Morris Woods/K. Hovnanian

The board reviewed the resolution of approval. Discussions between the board members and board professionals regarding revisions to the resolution occurred. Revisions to the following pages were determined: 2 and 5.

A motion by B. Chiappa and seconded by M. Molde to approve the resolution with the revisions as noted.

YEA - 5 NAY - 0 ABSENT - 6 ABSTAIN - 0

ADJOURNMENT AT 7:30 P.M.

Respectfully submitted,



Desi Ruffo
Planning Board Secretary