

CALL TO ORDER: AT 7:01 P.M. by Vice Chairman Peter Rathjens
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE AND FLAG SALUTE

ROLL CALL: Mayor Chegwiddden, Councilwoman Vasquez, Peter Rathjens, Marc Harris arrived at 7:02 p.m., Brian Bosworth, Christopher Fleischman, Barbara Chiappa, Roshan Patel arrived at 7:04 p.m.

EXCUSED: Chairman Loury, Michelle Anne Molde, Lawrence Biehler

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; Jessica Caldwell Dykstra, Board Planner and Desi Ruffo, Board Secretary.

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

YEA - 8 NAY - 0 ABSENT - 3 ABSTAIN - 0

MINUTES

A transcript of the Wharton 15 Developers, LLC: Amended Application 320 Route 15 (Block: 801, Lot: 7.01) hearing was prepared by Rita Gardner of Veritext Legal Solutions, revisions to the following pages were made:

Pages 89 – 95: Peterson Erics: revised to Peter Sedereas

Page 85, line 5: grievance: revised to easement. - It was confirmed with Michael Townsend, ESQ. of Norris McLaughlin the representative of NNN REIT, LP, that this revision is correct.

Motion by B. Chiappa and seconded by M. Harris to approve the minutes from the June 11, 2024 meeting, with the revisions as mentioned.

YEA - 7 NAY - 0 ABSENT - 3 ABSTAIN - 1

OLD BUSINESS

**RESOLUTION OF APPROVAL: Wharton 15 Developers, LLC: Amended Application
320 Route 15 (Block: 801, Lot: 7.01)**

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 made: pages 2, 3, 9 and 18.

Motion by B. Bosworth and seconded by B. Chiappa to approve the amended resolution with the revisions as mentioned.

YEA - 7 NAY - 0 ABSENT - 3 ABSTAIN - 1

DISCUSSION

Board Planner, Jessica Caldwell Dykstra: Presented her review of the New Affordable Housing Legislation and recommendations. Discussions between the board members and board professionals regarding the new legislation occurred.

OPENED TO THE PUBLIC

Michael Townsend, ESQ of Norris McLaughlin: Reserved all rights on behalf of the entity NNN REIT, LP (Bob's Store) in accordance with comments made during prior meetings.

CLOSED TO THE PUBLIC

ADJOURNMENT AT 7:45 P.M.

Respectfully submitted,



Desi Ruffo
Planning Board Secretary