

Planning Board  
Minutes  
Meeting September 28, 2011

Meeting was called to order at 6:29 PM by Mr. Singh.

Roll Call:

<u>Present</u>	<u>Absent</u>	<u>Excused</u>
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Mr. Croson  
Mr. Musi  
Mr. Neibert  
Mr. Chima  
Mr. Diaz  
Mr. Singh  
Mr. Agliata

Mr. Ortiz

Ms. Weissman

Mr. Greenberg  
Ms. Bialowarczuk  
Mr. Leckstein  
Mr. DuPont  
Ms. Keratt

Mr. Leckstein read the Open Public Meeting Notice.  
Pledge to the Flag.  
Approval of the minutes from meeting held August 24, 2011.

Memorialize Resolution:

PB-11-007	Parish Manor LLC Longfellow & Whittier Sts.	Approved	Site Plan/Sub Division
Applicant is seeking approval for a sub division to construct 4 single family dwellings and 4 duplex dwellings			

Hearing:

PB-11-008	T&J Properties, LLC Middlesex Ave. B-242 L-1		Minor Sub Division
Applicant is seeking a Minor sub division.			

PB-11-009	T&J Properties, LLC Middlesex Ave. B-242 L-1.01		Site Plan
Applicant is seeking site plan approval.			

PB-11-010	Middlesex Food Stores, LLC Middlesex Ave. B-242 L-1.02		Site Plan
Applicant is seeking site plan approval.			

Mr. Dato, attorney for the applicants. Mr. Valetutto, engineer and planner for the applicants was sworn in to testify. Mr. Dato explained that the 3 applications were for the same piece of property. PB-11-008 for T&J Properties, LLC is proposing to sub divide the existing lot into three new lots. PB-11-009 for T&J Properties, LLC is proposing to construct a 34,614 sq. ft. commercial building with related site improvements including parking, lighting and landscaping. PB-11-010 for Middlesex Food Stores, LLC is proposing to construct a fueling station and convenience store along with related improvements including parking area, lighting and landscaping. All three properties are located in the Middlesex Avenue Redevelopment Area, which replaces the current zoning designation for the property. The first application was explained in detail by Mr. Valetutto. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Motion was made and 2<sup>nd</sup> to approve PB-11-008 proposed sub division. The next application was PB-11-009 proposing a commercial building. being constructed. Mr. Valetutto explained the proposal in detail and went over the letter from Mr. DuPont dated 9/23/11 and agreed to all the items. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Motion was

made and 2<sup>nd</sup> to approve this application. The next was PB-11-010 for Middlesex Food Stores, LLC proposing to construct a fueling station and convenience store. Mr. Valetutto went on to discuss the parking and also the turning radius and various other points of this application. He also went through Mr. DuPont's letter dated 9/23/11 and agreed with items listed. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Motion was made and 2<sup>nd</sup> to approve.

Motion to adjourn.

NEXT REGULAR PLANNING BOARD MEETING WEDNESDAY, OCTOBER 26, 2011

Respectfully submitted  
Mary Jane Keratt  
Clerk, Planning Board

Cc: Board Members  
Borough Clerk / Construction  
1 CD on File