CALL TO ORDER: AT 7:00 P.M. by Acting Chairman Peter Rathjens
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE

ROLL CALL: Acting Chairman Peter Rathjens, Councilwoman Wickenheisser, Marc Harris, Christopher Fleischman, Brian Bosworth, Barbara Chiappa and Steven Dickinson.

EXCUSED: Chairman Ken Loury, Mayor Chegwidden, Charlotte Kelly, Ana Jones
OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; and Desi Ruffo, Board Secretary.

Motion by Marc Harris and seconded Chris Fleischman to approve the minutes from the January 10, 2023 Re-Organization meeting. YEA – 6 NAY – 0 ABSENT – 4 ABSTAIN - 1

Motion by Chris Fleishman and seconded by Barbara Chiappa to approve the minutes from the January 10, 2023 meeting. YEA – 6 NAY – 0 ABSENT – 4 ABSTAIN - 1

Motion by Marc Harris and seconded by Barbara Chiappa to approve the bills as presented.
YEA – 7 NAY – 0 ABSENT – 4 ABSTAIN - 0

Swearing in of Board Member: Alan Zakin, Board Attorney swore in the following member: Brian Bosworth

OLD BUSINESS

1. 170 North Main/Ashour Investments: Extension Review

The applicant received their approval on February 9, 2021, according to the Municipal Land Use Law an extension should only be granted when it is reasonable to do so. A series of conditions were set and discussed with the applicant, the board and board professionals, these conditions have been met. The applicant was reminded and agrees to maintain the conditions set in the resolution. The applicant has agreed to pay the quarterly tax. The maintenance of the landscaping has improved. The applicant to work with the Board Planner regarding about proper plantings during warmer weather.

Chris Borinski, Board Engineer: Spoke with the Mr. Stewart, the applicants' site engineer who is working with DEP regarding permitting issues for flood hazard area. Mr. Stewart believes the approval from DEP will take about 6 months. A flood hazard permit has a 90-day review period, prior to the start of the 90-day review, a full technical review of the application is conducted, a minor technical comment can stall the start of the 90-day review period. Some information from EPA may impact the final site plan, the applicant is waiting to receive information from EPA before preparing the final site plan. A quarterly report, regarding the site and DEP/EPA status will be provided to the board.

Motion by Marc Harris and seconded by Barbara Chiappa to approve the 1-year extension with the opportunity for the Board Attorney to make the administrative change to 2-years and with quarterly updates from the Board Engineer.
YEA - 7 NAY - 0 ABSENT - 4 ABSTAIN – 0

ADJOURNMENT AT 7:31 P.M.

Respectfully submitted,

Desi Ruffo

Desi Ruffo
Planning Board Secretary