

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

ROLL CALL: Chairman Ken Loury, Peter Rathjens, Brian Bosworth, Marc Harris (arrived late),
Christopher Fleischman, Barbara Chiappa, James Gottshall, Lawrence Biehler and Daniel Mize

EXCUSED: Mayor William J. Chegwiddden and Councilwoman Jennifer Hobbs

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer;
Alison Kopsco, Board Planner Representative; and Cheryl Muzzillo, Borough Clerk

Motion by Chris Fleischman and seconded by Barbara Chiappa to approve the meeting minutes from the
February 10, 2026 regularly scheduled meeting.

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

Motion by Lawrence Biehler and seconded by James Gottshall to approve the bills as presented.

YEA - 9 NAY - 0 ABSENT - 2 ABSTAIN - 0

Chairman Loury shared the outstanding escrow report.

Davis: 27 Church Street (Block: 1202, Lot: 15) Variance and Minor Subdivision: Request to Carry

The applicant had requested to be carried to the April 14, 2026 meeting. Discussion between the board members and
board professionals occurred. Motion by Barbara Chiappa and seconded by Chris Fleishman to carry application to the
next meeting scheduled April 14, 2026.

YEA - 9 NAY - 0 ABSENT - 2 ABSTAIN - 0

Wharton Developments A (Block:902 Lots: 2 & 2.03) Non-Material Construction Field Change

Chris Borinski, Board Engineer, updated the Board on a non-material construction field change involving relocation of
the stormwater basin due to subsurface rock conditions encountered during excavation. Board discussion ensued. A
motion to approve was made by Lawrence Biehler and seconded by Barbara Chiappa.

YEA - 9 NAY - 0 ABSENT - 2 ABSTAIN - 0

Resolution of Approval: 365 North Main, LLC. (Block: 102, Lot: 49) – Site Plan with Use and Bulk Variances

The applicant was not present. The draft resolution was provided to their legal representative, who did not respond with
any changes. The Board reviewed the resolution of approval. Discussion occurred among Board members, Board
professionals, and the applicant regarding revisions to the resolution. Revisions were identified for Pages 1–14, and 16–
23. A motion by Marc Harris and seconded by Peter Rathjens to approve the resolution with the revisions as noted.

YEA - 9 NAY - 0 ABSENT - 2 ABSTAIN - 0

CLOSED SESSION:

Chairman Loury requested a motion to introduce resolution R-07-26 for a closed session to discuss litigation:
Glass/Paramus, LLC v. Borough of Wharton Planning Board and Wharton 15 Developers, LLC.

Motion by Marc Harris seconded by Chris Fleischman to approve the resolution for a closed session.
Motion by Chris Fleischman and seconded by Marc Harris to return to open session. No action taken.

ADJOURNMENT AT 9:03 P.M.

Respectfully submitted,



Desi Ruffo
Planning Board Secretary