

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

ROLL CALL: Chairman Ken Loury, Mayor William J. Chegwiddden, Councilwoman Jennifer Hobbs, Marc Harris, Peter Rathjens, Brian Bosworth, Christopher Fleischman

EXCUSED: Barbara Chiappa, Lawrence Biehler, James Gottshall, and Daniel Mize

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; Alison Kopsco, Board Planner Representative; and Monica Saldarriaga, Planning Board Secretary

Motion by Chris Fleischman and seconded by Councilwoman Jennifer Hobbs to approve the meeting minutes from the April 14, 2026 regularly scheduled meeting. YEA - 5 NAY - 0 ABSENT - 4 ABSTAIN - 2

Motion by Peter Rathjens and seconded by Councilwomen Jennifer Hobbs to approve the bills as presented.

YEA - 7 NAY - 0 ABSENT - 4 ABSTAIN - 0

Board Secretary provided escrow report:

The Board reviewed outstanding escrow balances and discussed follow-up on delinquent accounts. Several properties were noted as having negative balances. The Board also discussed an unapproved change to a development plan and potential enforcement action. Staff will follow up on property maintenance concerns and outstanding payments. Going forward, negative balances will be flagged promptly, with a recommended minimum escrow balance of \$3,000.

OLD BUSINESS: RANDOLPH FOREIGN CAR (Block: 2004, Lots: 1 & 2) - Parking Compliance

The Board discussed the revised parking configuration for Randolph Foreign Car following comments from the Morris County Planning Board regarding the elimination of parking space #8 due to its proximity to the Cutler Street intersection. The applicant proposed maintaining the parking space by installing additional curbing along Main Street to prevent access to the space from Cutler Street. The space would remain accessible from the existing parking lot, resulting in a tandem parking arrangement. The revised plan provides a total of 18 parking spaces and was accepted by the Morris County Planning Board and the Board's professionals.

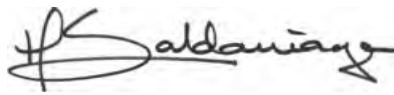
The Board discussed concerns regarding the proposed grass area and curbing, particularly related to aesthetics, pedestrian safety, and visibility. The Board agreed that the Board's Planner and Engineer should work with the Morris County Planning Board and applicant as needed, to determine an appropriate resolution that addresses safety and aesthetic considerations.

The Board determined that the modification was de minimis and non-material and did not require the applicant to return for another hearing. Board planner and Board engineer will work with applicant to finalize the parking / landscaping compliance in the optimal configuration to balance the interests of safety and aesthetics for the zone. Applicant's amended resolution must comply to the complete satisfaction of the Borough Engineer and Borough Planner, as well as the Morris County Planning Board.

DISCUSSION: Master Plan Update – Alison Kopsco, Board Planner Representative, discussed the ongoing Master Plan update. A draft is anticipated by October 2026, with Planning Board review scheduled for November 10, 2026. The plan is anticipated to be presented to the Mayor and Council by October 2026, with adoption anticipated by December 2026.

ADJOURNMENT AT 8:32 P.M.

Respectfully submitted,



Monica Saldarriaga
Planning Board Secretary