



Borough of Dunellen Planning Board

AGENDA REGULAR MEETING June 27, 2022

- I. Call to Order

- II. Statement of Compliance (Sunshine Law)
This meeting is being held in compliance with Chapter 231 of the Public Laws of 1975. Adequate notice of this meeting was provided by the publication of a legal notice in the Courier News on January 14, 2022, a notice posted on the public announcement board at Borough Hall, and a notice filed with the Borough Clerk in January 2022 and all in accordance with the Open Public Meetings Act.

- III. Roll Call

- IV. Approval of Meeting Minutes

- V. Board Matters
 - a. Appointing Cherron Rountree as Planning Board Secretary
 - b. Appointing Lauren Staats as Planning Board Recording Secretary

- VI. Old Business
 - a. PB 20-01 – 370-372 North Avenue, LLC
Block 32, Lot 18 – 370-372 North Avenue
Application for Minor Site Plan
Approval of Memorializing Resolution
 - b. PB 21-03 – Switzer
Block 39, Lots 10 and 11 – 545 Fourth Street
Application for Minor Subdivision
Continuation of Application

- VII. New Business
 - a. PB – Dunellen Prism Associates Urban Renewal LLC; K. Hovnanian at Dunellen Urban Renewal LLC
Block 85, Lots 1.01, 1.02
Amended Site Plan for Drive Through Facility
 - b. PB 21-03 – KSG Middlesex 700, LLC
Block 52, Lot 7 (Dunellen); Block 267, Lots 4, 5, and 6 (Middlesex Borough)

Approval of Resolution Determining Lack of Land Use Relief Required As to Dunellen Parcel

- c. Ordinance 2022-15 – Amended Dunellen Downtown Redevelopment Plan Consistency Review Pursuant to N.J.S.A. 40A:12A-7(e)
- d. Legislation Undermining Local Planning and Zoning

VIII. Board Member Comments

IX. Public Comment

X. Adjournment

The next Regular Planning Board Meeting will be held on July 25, 2022