

**NORTH BRUNSWICK PLANNING BOARD
710 HERMANN ROAD, NORTH BRUNSWICK, NJ
JULY 16, 2024**

MINUTES

This meeting was held via 'gotomeeting'

- *RECORDING OF RECORD WILL BE THE GOTOMEETING RECORDING*

THOSE PRESENT

MR. ZANGARA
MR. MELANSON
MR. ANDREWS
MR. LEWIS
MS. MALVONE
MR. RICH
MR. RUBENSTEIN
MR. VIGNA
MR. BROOKS
MS. DECANDIA

JANICE LARKIN, BOARD SECRETARY

CHAIRMAN ZANGARA CALLED THE MEETING TO ORDER AT 7:33 P.M.

MINUTES

JUNE 11, 2024

MEMORIALIZATIONS

NBTOD PHASE 1F, LLC PARCEL B-5
2300 ROUTE 1
BLOCK 141, LOT 38.01
FINAL MAJOR SITE PLAN

NEW APPLICATION

HEARING

HEARING ON A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
INVESTIGATION REPORT FOR 100 FIDELITY PLAZA, KNOWN AS BLOCK 143, LOT 24.06
IN THE TOWNSHIP OF NORTH BRUNSWICK.

JOHN BARREE, PP, AICP, LEED, HEYER GRUEL & ASSOCIATES; SWORN

EX. A1 - 25 PAGE POWER POINT PRESENTATION DATED JULY 16, 2024

8:25 P.M. HEARING OPENED TO PUBLIC COMMENT

8:25 P.M. HEARING CLOSED TO PUBLIC COMMENT (MR. VIGNA, MR. ANDREWS)

MOTION THAT BOARD MEMBERS CONCUR WITH THE FINDINGS IN THE STUDY
PREPARED BY HEYER GRUEL & ASSOCIATES AND THE BOARD MEMBERS AGREE TO
FORWARD THE NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT
INVESTIGATION REPORT FOR 100 FIDELITY PLAZA TO THE GOVERNING BODY (MR.
MELANSON, MR. ANDREWS), ALL PRESENT VOTED IN FAVOR.

MS. FITZPATRICK, ESQ. READ A RESOLUTION INTO RECORD RECOMMENDING TO THE
GOVERNING BODY OF THE TOWNSHIP OF NORTH BRUNSWICK THAT BLOCK 143, LOT
24.06 BE DESIGNATED AS A NON-CONDEMNATION AREA IN NEED OF
REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW
(MR. ANDREWS, MR. MELANSON), ALL PRESENT VOTED IN FAVOR.

PUBLIC PORTION

8:36 P.M. MEETING OPENED TO THE PUBLIC

8:36 P.M. MEETING CLOSED TO PUBLIC COMMENT (MR. MELANSON, MR. ANDREWS)

8:37 P.M. MEETING ADJOURNED (MR. MELANSON; MR. VIGNA)