I. Minutes Approval - June 25, 2019

II. Public Hearings

**2018-022 Couch 2 Lot Subdivision**

*Applicant proposes subdivision of land to an immediate family member with permission to build a single family dwelling on the subdivided lot. The applicant was previously granted an area variance by the ZBA for the lot configuration, 65 Ray Rd, Zoned: CR, Status: PB Preliminary Review w/ Possible Determination*  
SBL: 282.-2-6

To be reviewed by: MJE  Consultant: none  Applicant: Michele Couch  Last Seen on: 5-8-18

III. Old Business

**2019-022 Anyaegbunam Route 146 Medical Office**

*Applicant proposes development of a 2 story 3,000 sf base foot print medical office building (approximately 6,000+/- sf total building SF) with approximately 40 parking stalls. Access to the facility is a proposed curb cut on Route 146. The site will be serviced by an existing waterline along Route 146 through CPWA and sewer will be managed on site via a private WWTS with future provisions to connect to a future SCSD Main within the Edison Club Development Plan, Rt 146, Zoned: HM, Status: PB Preliminary Review w/possible determination*  
SBL: 269.-3-3

To be reviewed by: MJE  Consultant: Lansing  Applicant: Anyaegbunam  Last Seen on: 6-11-19

**2019-027 Environmental Design Partnership Office Park**

*Applicant is proposing to construct three (4,800 SF) mixed use office buildings totalling 14,400 SF. The buildings and parking will be placed to the rear of the property. The proposed buildings will be connected to municipal sewer and water supplies. Stormwater will be managed on site, 900 Rt 146, Zoned: B-1, Status: PB Preliminary Review*  
SBL: 271.-2-22.2

To be reviewed by: MJE  Consultant: EDP  Applicant: EDP  Last Seen on: 5-29-19
IV. New Business

**2019-034  1573 Crescent Road 4 Lot Subdivision**

Applicant proposes subdividing the parcel into 4 lots creating a .65 acre lot for the existing single family home located on the property as well as 3 vacant lots. It is intended to further subdivide proposed lots 2 and 3 at a future date, 1573 Crescent Rd, Zoned: R-1, Status: PB Concept Review

SBL: 283.-2-9

To be reviewed by: MJE  Consultant: GVG  Applicant: Fisher Revocable Trust

**2019-035  Texture Hair Studio**

Applicant proposes installing 14 new parking spaces and use the existing 1,200 sf one story building for a hair salon on a 3 acre parcel with road frontage on Route 9 and Myer Road, 1812 Rt 9, Zoned: B-3, Status: PB Concept Review

SBL: 265.-1-22.111

To be reviewed by: MJE  Consultant: EDP  Applicant: Peter Hoffman

V. Discussion Items – none

Next Planning Board Meeting: August 13, 2019

Next Submittal Date: July 22nd for the August 13th meeting