PLANNING BOARD MEETING
Meeting Minutes
July 9, 2026

MEMBERS PRESENT:
Robert Musgnug
Joseph Maguire
Lisa Petriell
Rudy Thomas
Christopher Keating
William Wesolowski
Naoji Moriuchi
Alfred Driscoll

STAFF PRESENT:
Matt Wieliczko, Alternate Board Attorney
Patricia Muscella, Land Use Administrator
Laura Moore, Recording Secretary

Absent: Melissa Arcaro Burns, Kevin Aberant, and D'Arcy DiSpirito

Wieliczko called the meeting to order at 7:00 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was as listed above.

Adoption of Minutes:
December 4, 2025- Wesolowski motioned to approve, seconded by Musgnug. A roll call vote of eligible voters was unanimously approved.
January 15, 2026- Thomas motioned to approve, seconded by Moriuchi. A roll call vote of eligible voters was unanimously approved.
March 5, 2026- Maguire motioned to approve, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

Adoption of Resolutions:
PB#2025-31, The Janet H. Knowles 2021 Grantor Trust, 425 East Linden Street, Block 6013, Lot 50 and Block 6000 Lot 13. Proposed Preliminary and Final Major Subdivision for 21 (2 existing) (19 proposed) Residential lots and 8 Open Space, Stormwater, pump station and/or wetlands located in both the R2 and R3 zones.

Wesolowski motioned to approve with corrections, seconded by Thomas. A roll call vote of eligible voters was unanimously approved.

New Business:
PB#2026-19, Canton/PCCH Properties LLC., 140, 145, 154 E Main St., Block 4900 Lots 8,9,10. Minor Subdivision Lot Line Adjustment with Variances for Lot Width, Lot Coverage, Front Yard Setback, and Side Yard Setback. No new construction.

Mr. Canton presented an application for lot line adjustments involving Lots 8, 9, and 10 on Main Street. Lot 9 is owned by PCCH Properties LLC and was represented by its sole member, Paul Canton.

Mr. Canton testified that the proposed lot line adjustments are intended to create more regular lot configurations and improve conformity with the Township's zoning requirements. He explained that Lot 8 would gain one foot of frontage to satisfy the required 100-foot minimum frontage, Lot 9 would gain additional frontage but remain nonconforming, and Lot 10 would lose frontage while gaining additional rear yard area. He further testified that an irregular strip of land associated with Lot 8 would be conveyed to the adjoining property to create a more regular lot configuration.

Mr. Canton acknowledged the existence of a stone parking area associated with Lot 8 that encroaches approximately five to six feet onto neighboring Lot 5, owned by Kristen Adams. He testified that the applicant intends to maintain the encroachment with written authorization from the adjoining property owner. He also clarified that while Lot 7 encroaches onto Lot 8, there is no encroachment from Lot 8 onto Lot 7.

Board Planner Michael Davis reviewed the application and advised that the proposed impervious coverage on Lot 8 is 32.2 percent, exceeding the permitted maximum of 30 percent. He testified that variances are required for the impervious coverage on Lot 8, the existing side yard setback of an accessory structure on Lot 10, and the existing front yard setbacks on Lots 8 and 9. He noted that the proposed lot line adjustments do not alter the location of any existing structures or setbacks.

The Board Engineer recommended that several previously requested submission items, including topographic contours and soil testing, be waived since no new construction is proposed. He further recommended that the subdivision be perfected by deed with metes and bounds descriptions subject to review and approval by the Board Engineer and Board Attorney. Existing survey pins may remain in place to assist future surveyors.

Following discussion, Board members agreed that the proposed lot line adjustments improve the overall conformity of the lots while remaining consistent with the established neighborhood pattern. Although Lot 9 will continue to have deficient frontage, the proposed adjustment reduces the degree of the nonconformity.

The Board identified the required variances for impervious coverage on Lot 8, the accessory structure side yard setback on Lot 10, and the continuation of the existing front yard setbacks on Lots 8 and 9.

Conditions of approval include setting the revised lot lines with survey pins as required by law, filing subdivision deeds with metes and bounds descriptions, compliance with the conditions of Resolutions 34-2019 and 22-2023, and submission of written authorization from Kristen Adams permitting the existing parking encroachment onto Lot 5, or removal of the encroachment if such authorization is not obtained.

Public Comment:
No public comment.

Maguire motioned to approve, seconded by Moriuchi. A roll call vote of eligible voters was unanimously approved.

Adjournment:
A motion to adjourn was made by Thomas and seconded by Moriuchi. The meeting was adjourned at 7:34 PM.
Next Meeting August 6, 2026 at 7:00 PM: