

Mayor

Jack K. Tompkins

Business Administrator

Daniel Hornickel



Council

Paul Detrick

Daniel Dewey

Donovan Gardner

Elisabeth McCartney

Joshua Ward

PEMBERTON TOWNSHIP PLANNING BOARD

This meeting is being held at 148 Arneys Mount Road, Pemberton High School

May 2, 2024 at 7:00 p.m.

AGENDA

- **Meeting called to order**

- **Roll Call:**

- **Planning Board Members:**

John Willitts, Member seated for the Mayor

Dan Dewey, Councilman, Member

Steven E. Borders, Chairman

Dan Hullings, Vice Chairman, Environmental Commission Liaison

Richard Brown, Board Secretary

Donna Lefebvre, Member

Lionel Lee, Sr., Member

Charles Miskolcy, Member

Gregory Shadman, Member

Perry Doyle, Alt.1 Member

Vacant, Alt.2 Member

Professionals:

William Sitzler, Board Attorney

Brian Prohowich, Board Engineer

Alexander Litwornia, Traffic Engineer

David Banisch, Board Planner

Wendy Jones, Business Secretary

- **Pledge of Allegiance**

- **Open Public Meetings Act Statement:**

Open Public Meetings Act Statement The notice requirements provided for in the “Open Public Meetings Act” have been satisfied. Notice of meeting dates was properly given by resolution and approved by the Planning Board for the Township of Pemberton on January 5, 2023. Said resolution was transmitted to the Burlington County Times and the Trenton Times on January 5, 2024, filed with the Clerk of the Township of Pemberton and posted on the official bulletin board at the Municipal Complex, filed with the members of this body and mailed to each person who has requested copies of the regular meeting schedule and who have prepaid any charge fixed for such service. All the mailing, posting and filings having advertised per the Open Public Meetings Act.

- **Application, Equity Enterprise is Continued business from 4/22/2024**
The applicant's attorney is appearing before the Board to carry this application to 5/2/2024. Preliminary Major Subdivision and Site Plan approval for the proposed development of a total of 575 age restricted dwelling units and associated site improvements; Final Major Subdivision approval for Phase 1 of the Development consisting of 91 age restricted single family dwellings; as necessary, various waivers or variances, Block 670.01, Lots 18-20; Block 854, Lots 1-3, 4.01, 7-12, 16.01 & 29-30; Block 855, Lots 2, 12.03, 12.08; Block 859, Lots 2-3; Block 867, Lots 1-3; Block 868, Lots 1-3; Block 869, Lots 2-5; Block 870, Lots 1-4; Block 871; Lot 1; Block 872, Lots 1-5; Block 877, Lots 1-2 R-A and R-17 zones.

- **Master Plan**-Circulation Element

- **Minutes Approval:**
4/22/2024 Minutes

- **Old Business:**
Resolution for Marlin, Minor Subdivision

- **Public Comment:**
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- **Comments from Board Members**

- **Comments from Professionals**

- **Adjournment**