

**AGENDA**  
Regularly Scheduled Meeting  
Wharton Borough Planning Board – In Person  
September 12, 2023

**CHAIRMAN:** CALL MEETING TO ORDER AND READING OF THE OPEN PUBLIC MEETING STATEMENT

**ROLL CALL:** Chairman Ken Loury  
Mayor William J. Chegwiddden  
Councilwoman Nicole Wickenheisser  
Ms. Charlotte Kelly  
Mr. Marc Harris  
Mr. Peter Rathjens  
Mr. Brian Bosworth  
Mr. Christopher Fleischman  
Ms. Barbara Chiappa  
Ms. Ana Jones  
Mr. Steven Dickinson  
Board Attorney, Alan Zakin  
Board Engineer, Christopher Borinski  
Board Planner, Jessica Caldwell Dykstra

**FLAG SALUTE**

**APPROVAL OF THE MINUTES:** Approval of the minutes from the July 11, 2023 meeting.

**APPROVAL OF THE BILLS:**

**OLD BUSINESS:**

1. Ashour Investment: Site Status Update  
170 No. Main (Block: 301, Lot: 1)

**NEW BUSINESS:**

1. Application: Gustavo Madrid  
43 Columbia (Block: 2002, Lot: 26)
2. Application: West Dewey, LLC  
100 East Dewey (Block: 801, Lot: 5.01)

**CLOSED SESSION: Chairman to request motion to introduce Resolution for a closed session to discuss Litigation: Glass/Paramus, LLC v. Borough of Wharton Planning Board and Wharton 15 Developers, LLC and possible action.**

**Motion by \_\_\_\_\_ seconded by \_\_\_\_\_ to approve the Resolution for closed session.**  
**Motion by \_\_\_\_\_ seconded by \_\_\_\_\_ to return to open session.**

**CORRESPONDENCE:**

1. J. Dykstra dtd: 06-01-23 re: 43 Columbia – Completeness Review
2. J. Dykstra dtd: 06-27-23 re: 43 Columbia – Planner Report #1
3. C. Borinski dtd: 06-28-23 re: 43 Columbia – Technical Review
4. J. Dykstra dtd: 07-14-23 re: Wharton Developments A – Resolution Compliance #2
5. J. Dykstra dtd: 07-24-23 re: Wharton 15 Developers – Resolution Compliance #2
6. C. Borinski dtd: 07-27-23 re: Wharton Developments A – Prelim & Final Site Plan – Resolution Compliance
7. J. Dykstra dtd: 08-22-23 re: West Dewey, LLC – Completeness Review #1
8. C. Borinski dtd: 08-22-23 re: West Dewey, LLC – Completeness Review
9. C. Borinski dtd: 08-24-23 re: Wharton 15 Developers – Prelim/Final Site Plan – Resolution Compliance
10. C. Borinski dtd: 09-05-23 re: West Dewey, LLC – Prelim & Final Site Plan – Technical Review

**ADJOURNMENT:**

|    |                           |                            |            |
|----|---------------------------|----------------------------|------------|
| 1  | CHA                       | RE: 320 ROUTE 15           | \$661.50   |
| 2  | CHA                       | RE: NOUVELLE, LLC          | \$708.75   |
| 3  | CHA                       | RE: 47 KOSSUTH             | \$887.10   |
| 4  | CHA                       | RE: ASHOUR                 | \$1,086.75 |
| 5  | CHA                       | RE: NOUVELL, LLC           | \$1,134.00 |
| 6  | CHA                       | RE: ARC DEVELOPMENT        | \$1,275.75 |
| 7  | CHA                       | RE: 47 KOSSUTH             | \$1,282.30 |
| 8  | CHA                       | RE: WHARTON WOODS          | \$1,329.55 |
| 9  | CHA                       | RE: WHARTON DEVELOPMENTS A | \$1,803.36 |
| 10 | CHA                       | RE: 47 KOSSUTH             | \$3,133.30 |
| 11 | CHA                       | RE: WHARTON WOODS          | \$3,464.80 |
| 12 | CHA                       | RE: WHARTON DEVELOPMENTS A | \$3,732.75 |
| 13 | CHA                       | RE: 320 ROUTE 15           | \$4,205.25 |
| 14 | CHA                       | RE: WHARTON DEVELOPMENTS A | \$4,549.10 |
| 15 | CHA                       | RE: 47 KOSSUTH             | \$4,710.50 |
| 16 | CHA                       | RE: WHARTON WOODS          | \$6,364.25 |
| 17 | AZZOLINI & BENEDETTI, LLC | RE: WHARTON WOODS          | \$33.00    |
| 18 | AZZOLINI & BENEDETTI, LLC | RE: WHARTON DEVELOPMENTS A | \$66.00    |
| 19 | AZZOLINI & BENEDETTI, LLC | RE: DELTON, LLC            | \$346.50   |
| 20 | AZZOLINI & BENEDETTI, LLC | RE: 50 FERN                | \$396.50   |
| 21 | AZZOLINI & BENEDETTI, LLC | RE: 50 FERN                | \$676.50   |
| 22 | AZZOLINI & BENEDETTI, LLC | RE: WHARTON 15             | \$2,673.00 |
| 23 | AZZOLINI & BENEDETTI, LLC | RE: DELTON, LLC            | \$2,677.50 |
| 24 | JESSICA CALDWELL & ASSOC. | RE: ARC DEVELOPMENT        | \$65.00    |
| 25 | JESSICA CALDWELL & ASSOC. | RE: 320 ROUTE 15           | \$125.00   |
| 26 | JESSICA CALDWELL & ASSOC. | RE:ARC DEVELOPMENT         | \$130.00   |
| 27 | JESSICA CALDWELL & ASSOC. | RE: CHA URBAN RENEWAL      | \$130.00   |
| 28 | JESSICA CALDWELL & ASSOC. | RE: ARC DEVELOPMENT        | \$260.00   |
| 29 | JESSICA CALDWELL & ASSOC. | RE: WHARTON WOODS          | \$650.00   |
| 30 | JESSICA CALDWELL & ASSOC. | RE: GUSTAVO MADRID         | \$1,277.00 |
| 31 | JESSICA CALDWELL & ASSOC. | RE: WHARTON INVESTORS, LLC | \$1,332.50 |