

AGENDA
Regularly Scheduled Meeting: Wharton Borough Planning Board
May 13, 2025

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

ROLL CALL: Chairman Ken Loury
Mayor William J. Chegwidde
Councilwoman Paola Vasquez
Mr. Marc Harris
Mr. Peter Rathjens – Excused
Mr. Brian Bosworth
Mr. Christopher Fleischman
Ms. Barbara Chiappa
Mr. Roshan Patel
Ms. Michelle Anne Molde
Mr. Lawrence Biehler - Excused
Board Attorney, Alan Zakin
Board Engineer, Christopher Borinski
Board Planner, Jessica Caldwell Dykstra

FLAG SALUTE

APPROVAL OF THE MINUTES:

1. Approval of the minutes from the March 4, 2025 meeting.

APPROVAL OF THE BILLS:

ESCROW ACCOUNT STATUS:

OLD BUSINESS:

1. **Wharton Developments A (Block 903, Lots 2 & 2.03)
Preconstruction Landscape and Maintenance Plan Update - Board Engineer, Chris Borinski**

NEW BUSINESS:

1. **Costco 315-325 Route 15 (Block 402, Lots 1 & 4)
Site Plan - Non-Material Amendment**

REVIEW:

1. **Housing Element and Fair Share Plan - Board Planner, Jessica Caldwell Dykstra**

**CLOSED SESSION: Chairman to request motion to introduce Resolution R-05-25 for a closed session to discuss:
litigation: *Glass/Paramus, LLC v Borough of Wharton Planning Board and Wharton 15 Developers, LLC.***

Motion by _____ seconded by _____ to approve the Resolution for closed session.

Motion by _____ seconded by _____ to return to open session.

CORRESPONDENCE:

1. C. Borinski dtd: 04-29-25 re: Costco – Site Plan/Non-material Amendment

ADJOURNMENT:

1	CHA	RE: WEST DEWEY, LLC	\$31.52
2	CHA	RE: ASHOUR INVESTMENTS	\$330.75
3	CHA	RE: WHARTON INDUSTRIAL CENTER	\$803.25
4	CHA	RE: DP WHARTON	\$992.25
5	CHA	RE: RANDOLPH FOREIGN CAR	\$1,176.75
6	CHA	RE: ARC DEVELOPMENT	\$1,421.25
7	CHA	RE: COSTCO	\$1,438.50
8	CHA	RE: WHARTON DEVELOPMENTS A	\$2,265.25
9	CHA	RE: MORRIS WOODS	\$3,084.75
10	CHA	RE: WHARTON DEVELOPMENTS A	\$3,466.75
11	J. CALDWELL & ASSOC.	RE: ASHOUR INVESTMENTS	\$67.50
12	J. CALDWELL & ASSOC.	RE: WHARTON DEVELOPMENTS A	\$67.50
13	J. CALDWELL & ASSOC.	RE: COSTCO	\$135.00
14	J. CALDWELL & ASSOC.	RE: WHARTON DEVELOPMENTS A	\$455.00