

AGENDA
Regularly Scheduled Meeting: Wharton Borough Land Use Board
October 13, 2026

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

ROLL CALL: Chairman Ken Loury

Mayor William J. Chegwiddden
Councilwoman Jennifer Hobbs
Mr. Marc Harris
Mr. Peter Rathjens
Mr. Brian Bosworth
Mr. Christopher Fleischman
Ms. Barbara Chiappa
Mr. Lawrence Biehler
Mr. James Gottshall -Excused
Mr. Daniel Mize
Board Attorney, Alan Zakin
Board Engineer, Christopher Borinski
Board Planner, Jessica Caldwell

FLAG SALUTE

APPROVAL OF THE MINUTES: Approval of the minutes from the September 8, 2026 meeting.

ROLL CALL VOTE: YEA: NAY: ABSENT: ABSTAIN:

ESCROW REPORT: Board Secretary report

APPROVAL OF THE BILLS

ROLL CALL VOTE: YEA: NAY: ABSENT: ABSTAIN:

RESOLUTION OF APPROVAL:

1. Davis: 27 Church Street (Block: 1202, Lot: 15) Variance and Minor Subdivision

ROLL CALL VOTE: YEA: NAY: ABSENT: ABSTAIN:

DISCUSSION: Wharton Borough Master Plan: Update and Climate Change Vulnerability Assessment

NEW BUSINESS:

1. 170 North Main St. (Block: 301, Lot: 1) Amended Preliminary and Final Site Plan – Proposed Mixed-Use
2. 292 and 300 South Main St. (Block: 2010, Lots: 1 & 2) Site Plan with Use and Bulk Variances - **Request to carry to the November 10, 2026 meeting.**

CORRESPONDENCE:

1. M. Marks dtd: 09/02/2026 F.D. Report Randolph Foreign Car
2. M. Marks dtd: 09/02/2026 F.D. Report 170 North Main St.
3. C. Borinski dtd: 09/03/2026 Davis Subdivision-Engineering Review # 3
4. C. Borinski dtd: 09/03/2026 365 North Main St- Resolution Compliance
5. J. Caldwell dtd:09/04/2026 Davis Subdivision- Planner Report #3
6. J. Caldwell dtd: 09/09/2026 Nielsen Resolution-Resolution Compliance Review #2
7. C. Borinski dtd:09/18/2026 Randolph Foreign Car -Resolution Compliance #3
8. C. Borinski dtd: 09/28/2026 Virya Development- Technical Review
9. D. Young dtd: 09/26/2026 Randolph Foreign Car- Application
10. C. Borinski dtd: 09/30/2026 292-300 South Main St- Technical Review
11. J. Caldwell dtd: 10/05/2026 292 South Main St- Planner Report #1