

CALL TO ORDER: AT 7:10 P.M. by Chairman Loury
OPEN PUBLIC MEETING LAW STATEMENT OF COMPLIANCE

ROLL CALL: Chairman Loury, Mayor William J. Chegwiddden, Councilwoman Jennifer Hobbs, Peter Rathjens, Marc Harris, Brian Bosworth, Christopher Fleischman, Lawrence Biehler, and James Gottshall

EXCUSED: Barbara Chiappa

OTHERS PRESENT: Alan Zakin, Board Attorney; Christopher Borinski, Board Engineer; Nick Meuer Board Planner Representative; and Desi Ruffo, Board Secretary

Motion by Lawrence Biehler and seconded by Christopher Fleischman to approve the meeting minutes from September 2, 2025 as presented. YEA - 6 NAY - 0 ABSENT - 1 ABSTAIN - 3

Motion by Peter Rathjens and seconded by Councilwoman Hobbs to approve the meeting minutes from December 2, 2025 as presented. YEA - 5 NAY - 0 ABSENT - 1 ABSTAIN - 4

Motion by Christopher Fleischman and seconded by Councilwoman Hobbs to approve the bills as presented. YEA - 9 NAY - 0 ABSENT - 1 ABSTAIN - 0

Board Secretary Desi Ruffo provided an update to the board on the outstanding escrow account balances.

Resolution of Approval:
Cesar Palacios.: 183-185 South Main Street (Block: 1801, Lot: 16) – Variance and Minor Site Plan

The applicant was not present. The draft resolution was provided to their legal representative, who did not respond with any changes.

The Board reviewed the resolution of approval. Discussion occurred among Board members, Board professionals, and the applicant regarding revisions to the resolution. Revisions were identified for Pages 1–4, 6–15, and 17–19.

A motion by Marc Harris and seconded by Peter Rathjens to approve the resolution with the revisions as noted. YEA - 3 NAY - 0 ABSENT - 1 ABSTAIN - 6

NEW BUSINESS:

1. Davis: 27 Church Street (Block: 1202, Lot: 15)

Variance and Minor Subdivision (carried from December 2, 2025 meeting)

The applicant had requested to be carried to the February 10, 2026 meeting. Discussion between the board members and board professionals occurred. Motion by Councilwoman Hobbs and seconded Christopher Fleischman to require the applicant to re-notice for the February 10, 2026 meeting.

YEA - 9 NAY - 0 ABSENT - 1 ABSTAIN - 0

CLOSED SESSION:

Chairman Loury requested a motion to introduce resolution R-05-26 for a closed session to discuss litigation: *Glass/Paramus, LLC v. Borough of Wharton Planning Board and Wharton 15 Developers, LLC.*

Motion by James Gottschall, seconded by Christopher Fleischman to approve the resolution for a closed session. Motion by Brian Bosworth and seconded by James Gottshall to return to open session. No action taken.

ADJOURNMENT AT 8:27 P.M.

Respectfully submitted,



Desi Ruffo
Planning Board Secretary