



BOROUGH OF EAST RUTHERFORD PLANNING BOARD SPECIAL MEETING AGENDA JUNE 2, 2025 7:00 p.m.

This meeting is being held in compliance with the Open Public Meeting Act, N.J.S.A. 10:4.6. Notice of this meeting was published in the Borough's approved newspapers, on the Borough's website and posted at Borough Hall. The work session begins at 6:30 p.m. and the special regular meeting follows at 7:00 p.m. The meeting will be held at the East Rutherford Municipal Building, 1 Everett Place, East Rutherford, NJ.

PLEDGE OF ALLEGIANCE

SWEARING IN THE BOARD ENGINEER AND BOARD PLANNER

OPEN PUBLIC MEETINGS ACT

"This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum to a judicial hearing must be maintained at all time."

ROLL CALL

APPROVAL OF MINUTES – MAY 12, 2025 AND MAY 15, 2025

PRESENTATION TO THE EAST RUTHERFORD PLANNING BOARD

To Adopt the proposed Fourth Round Housing Element and Fair Share Plan of the Borough East Rutherford, NJ presented by Spach Trahan, AICP, PP from Phillips Preiss Grygiel Leheny Keller LLC Planning & Real Estate Consultants

RESOLUTION:

Consider adoption of the Fourth Round Housing and Fair Share Plan for the Borough of East Rutherford.

APPLICATION(S):

Docket # 25-03 carried over 5-12-25

4 Jersey Street Associates LLC

Block 9, Lot 1

The applicant filed for an Amended Preliminary Site Plan and Amended Final Site Plan Application for a multifamily residential with parking. The application is to rehab a two-story building which will contain 12 dwellings units and 21 outdoor parking spaces. This property was designated a Redevelopment Zone and the conceptual designs for the site were reviewed and approved by Resolution of the Borough Council in 2023.

ANY OTHER BUSINESS THAT MAY ARISE.