

**BOROUGH OF FAIR HAVEN**  
**PLANNING BOARD**  
748 River Road, Fair Haven NJ 07704  
Phone (732)747-0241 ext. 215, Fax (732)747-6962

**Planning Board - Regular Meeting via Zoom, instructions below.**  
**Tuesday, January 18, 2022, 7:30 PM**

**The chair reserves the right to change the order of the agenda.**

1. Open Public Meetings Statement
2. Roll Call and Salute to the Flag
3. Reorganization
  - a. Oaths of Office to new members
  - b. Nominations and Election of Chair
  - c. Nominations and Election of Vice-Chair
  - d. Appointment of Board Secretary
  - e. Approval of Meeting Dates for 2022
  - f. Approval of official newspapers
4. Old Business
  - a. M&M Realty Partners at Fair Haven, LLC – 626 River Road, B31 Lot 1 – Preliminary and Final Site Plan Approval for construction of three-story building containing 4,250 SF commercial space on ground floor, fourteen residential units on second and third floors, construction of ancillary parking, utilities, and other appurtenances within the Affordable Housing Zone
5. New Business
6. Administrative Items
  - a. Approval of minutes from December 21, 2021 meeting
  - b. Discussion of RFP for Board professionals – Attorney, Engineer, Planner
7. Public Comment
8. Adjournment

## **Public Announcement of Compliance**

This is a regular meeting of the Fair Haven Planning Board. Both adequate and electronic notice of the meeting has been provided to change the January 18, 2021 meeting, from in person to the Zoom platform, and notice of the change was published in the Asbury Park Press on December 30, 2021, Two River Times in the January 6, 2022 issue, and Star Ledger on January 3, 2022, pursuant to the provisions of the Open Public Meetings Act. That Notice is also posted on the bulletin board in Borough Hall, on the entrance doors to Borough Hall, and has remained continuously posted there as required by the Statute. A copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk and posted on the Borough's website as of January 3, 2022. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute on December 28, 2021.

At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. A copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk and posted on the Borough's website. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute.

Adequate notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.

BOROUGH OF FAIR HAVEN - PLANNING BOARD  
LEGAL NOTICE  
REVISED PLANNING BOARD MEETING FORMAT FOR ZOOM  
PLANNING BOARD MEETING ON TUESDAY, JANUARY 18, 2022 at 7:30 PM

PLEASE TAKE NOTICE, that in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and more specifically N.J.S.A. 10:4-8(b), which authorizes the use of communications equipment to hold public meetings, and in consideration of guidance provided by the New Jersey Department of Community Affairs, Division of Local Government Services entitled “*Local Operational Guidance-COVID-19: Guidance for Remote Public Meetings in New Jersey*” issued on April 24, 2020, the Borough of Fair Haven Planning Board, while ensuring the continuity and continued operations of government, will convene its regularly scheduled public meeting by way of a Zoom platform on Tuesday, JANUARY 18, 2022, beginning at 7:30 p.m.

**PUBLIC PARTICIPATION IN ZOOM MEETING:**

Please note that the Planning Board will open the meeting to the public to participate through Zoom at the appropriate time. During the public session, members of the public will be muted until the public question and comment portions of the meeting are opened, and then unmuted to allow for public questions or comments. Please note that while muted, the public will still be able to hear the Planning Board conduct business. The public portion will be opened by the Planning Board following the conclusion of each professional’s testimony or the conclusion of formal business. Once the public portion is concluded, the public will again be muted for the duration of the meeting. The Planning Board asks that if you have questions of the applicant prepared in advance, that you email them to the Planning Board Secretary at: [spapa@fhboro.net](mailto:spapa@fhboro.net). If you have information or exhibits you wish to have the Planning Board consider, please email them to the Planning Board Secretary at: [spapa@fhboro.net](mailto:spapa@fhboro.net) at least 72 -hours in advance of the meeting to allow the materials to be evaluated and marked into evidence prior to the hearing.

**PUBLIC ACCESS TO APPLICATION FILES:**

Any member of the public wishing to view the agenda and the documents which are the subject of any hearings where formal action may be taken should access the Borough of Fair Haven's website by going to: <https://www.fairhaverennj.org/planning-board>. Any member of the public who wishes to participate in the Zoom webinar meeting may do so by joining on a phone, computer, or tablet through the web link:

<https://us02web.zoom.us/j/89747277213>

Or One tap mobile :

US: +12678310333,,89747277213# or +13017158592,,89747277213#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 646 518 9805

Webinar ID: 897 4727 7213

International numbers available: <https://us02web.zoom.us/j/89747277213>

**ALTERNATE ACCESS TO APPLICATION FILES:**

If you are unable to access the information for the application via computer, or need assistance in logging on or using this technology, you may contact the Board Secretary, Sandi Papa at (732)245-6111 or at [spapa@fhboro.net](mailto:spapa@fhboro.net). If you would like to view the files in person, you may schedule an appointment with the Board Secretary. If you wish a particular file to be e-mailed or mailed to you, you must request that on not less than 72- hours advance notice

By Order of the Planning Board  
Sandi Papa, Secretary