



AGENDA

MONTHLY MEETING OF THE PLANNING COMMISSION

Monday, April 27, 2026, 7:00 pm

Borough Building, Council Chambers, 425 Bower Hill Road

And virtually at: www.zoom.us / Phone: 646-558-8656

Meeting ID: 7328600080 / Password: 032445

The meeting is called to order.

ROLL CALL:

Dale Livingston, Chair

Joseph Kauer, Borough Manager / Zoning Officer

Melissa Guiliani, Vice Chair

Mike Tolmer, Secretary

Elizabeth Bellaver

Justine Cimarolli

PUBLIC COMMENT (AGENDA ITEMS ONLY) VISITORS PLEASE STATE NAME AND ADDRESS:

ADOPTION OF MINUTES: March 23, 2026

NEW BUSINESS:

1. Minor Land Development Plan: PD Capital, construction of a paved parking lot at 501-509 Washington Avenue.
Consider action to recommend permit approval to the Borough Council.

OLD BUSINESS:

2. 5-10 Year Planning Discussion
3. Comprehensive Plan – Downtown Business Development
4. Environmental Advisory Committee:
 - a. Earth Day 2026 Community Clean Up Day, Saturday, April 18, recap
 - b. Bank Street Bump-out Plantings

PUBLIC COMMENT (GENERAL ITEMS) VISITORS PLEASE STATE NAME AND ADDRESS:

ADJOURNMENT: A motion to adjourn.

Next Meeting: Tuesday, May 26, 2026, 7:00pm