

**TOWN OF HACKETTSTOWN  
REGULAR LAND USE BOARD MEETING  
January 27, 2026  
AGENDA**

Adequate notice of this regular public meeting has been provided in accordance with the Open Public Meetings Act by posting notice on the bulletin board in the Municipal Building; by publishing in the New Jersey Herald and Daily Record, the official newspapers of the Town of Hackettstown; by posting notice on the website of the Town of Hackettstown; filing said notice with the Town Clerk of Hackettstown; as well as furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act. As advertised, action may be taken at this meeting.

- I. CALL TO ORDER**
- II. ANNOUNCEMENT OF PROPER NOTICE**
- III. FLAG SALUTE**
- IV. SWEARING IN OF NEW MEMBERS**  
Camporini, Moore, Lambo, Becker, Medcraft, Gaertner
- V. ATTENDANCE**
- VI. NOMINATION OF CHAIRPERSON**
- VII. NOMINATION OF VICE CHAIRPERSON**
- VIII. APPOINTMENT OF CLERK**
- IX. APPOINTMENT OF PROFESSIONALS**
- X. SWEARING IN OF PROFESSIONALS**
- XI. APPROVAL OF CONTRACTS FOR PROFESSIONAL ENGINEERING AND PROFESSIONAL PLANNING SERVICES**
- XII. ADOPTION OF SCHEDULED MEETING DATES AND TIMES**  
January 27, February 24, 2025, March 24, April 28, May 26, June 23, July 28, August 25, September 22, October 27, November 24, December 15
- XIII. OFFICIAL NEWSPAPERS**
  - a. New Jersey Herald
  - b. Daily Record
- XIV. FINANCIAL OVERSIGHT COMMITTEE**
- XV. ADOPTION OF ROBERTS RULES OF ORDER AS OPERATING PROCEDURES**
- XVI. MINUTES**
  - a. Approve December 16, 2025 Regular Meeting Minutes
  - b. Approve December 16, 2025 Executive Session Minutes
- XVII. RESOLUTIONS**
  - a. Application #25-14 – Nmorales, LLC – 115 Maple Avenue – B69, L13 – Use Variance
  - b. Application #25-19 – High Times, LLC – 108 High Street – B67, L7, 7.01, 9.01, 17.01 & 18 – Preliminary Major Site Plan/Final Major Site Plan/Bulk Variance
  - c. Application #2025-13 – David Rode – 9 Birch Road – B119, L11.01 – Section 36/Bulk Variance
- XVIII. COMPLETENESS**
  - a. Application #25-14 – Rugel Dream Properties, LLC – 273-275 and 281-285 Main Street – B72, L17 & 18 – Minor Subdivision/Preliminary Major Site Plan/Final Major Site Plan/Bulk Variance

**XIX. PUBLIC HEARING**

- a. Application #2025-02 – Plane Street Properties – 108-116 East Plane Street – B72, L1 – Minor Site Plan/Bulk Variance**
- b. Application #2025-12 – Advanced Cardiology, LLC – 687 Willow Grove Street – B45, L3 – Minor Site Plan**
- c. Application #2025-10 – Parmiderjeet Sandhu (S&S Realty) – 101 Mountain Avenue & 110 Mill Street – B120, L 1 & 3 – Bulk Variance/Use Variance**
- d. Application #2025-11 – Parmiderjeet Sandhu (S&S Realty) – 115, 137, 123, 121, 119, 117, 113, 111, & 127 Mountain Avenue – B120, L 4.01, 12, 15, 16, 17, 18, 19, 20 & 21 – Bulk Variance/Use Variance**
- e. Application #25-14 – Rugel Dream Properties, LLC – 273-275 and 281-285 Main Street – B72, L17 & 18 – Minor Subdivision/Preliminary Major Site Plan/Final Major Site Plan/Bulk Variance**

**XX. FINANCIAL COMMITTEE REPORT**

**XXI. PUBLIC COMMENT**

**XXII. NEW BUSINESS**

**XXIII. CORRESPONDENCE**

**XXIV. EXECUTIVE SESSION**

**XXV. ADJOURNMENT**