

Members:

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Frank Zangari
Agustin Jiminez, Alt 1
Esteban Leon, Alt2

Joseph R. Mariniello, Esq. Board Attorney
Frank DeLorenzo, Jr. Zoning Officer
Tom Herits, Town Engineer
Michele Quick, Court Reporter
Corrine D'Angelo, Recording Secretary

TOWNSHIP OF BELLEVILLE PLANNING BOARD AGENDA December 11, 2025

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Sunshine Notice**
- 5. Communication**
- 6. Comment from the Chair**
- 7. Approval of Minutes: November 13, 2025**
- 8. Bill List: December 2025**
- 9. Resolutions to be Memorialized**
- 10. Application Before the Board**
 - a. PB-2514: DJF Childcare LLC** (dba Big Smiles Learning & Care), 98 Washington Avenue, Block 8503 Lot 6.01. The applicant is proposing a change of use, merging two commercial spaces into one 5,094 sq ft space which will consist of a childcare center with 5 classrooms, 3 bathrooms, office, breakroom and 2 mechanical rooms.
 - b. PB-2519: Pedro & Maricela Berrezuetz**, 54-58 Florence Avenue, Block 1401 Lot15. The applicant is seeking to demolish the existing structure and subdivide Block 1401, Lot 15 into three lots. Once subdivided a new two-family residential dwelling is proposed on each lot.
 - c. PB-2520: Rose-Belleville Limited Partnership**, 507 Washington Avenue, Block8203 Lot(s)19 & 20. The Applicant is seeking a preliminary and final major site plan approval to make interior and exterior improvements to an existing commercial building in order to convert its use to a 7,000 sq ft laundromat and a 3,485 sq ft retail/restaurant space for future tenant.
 - d. PB-2517: Resolution: #232-2025** A resolution of the Township Council of the Township of Belleville authorizing the Planning Board to conduct a preliminary investigation to determine certain property within the Township is a non-condemnation area in need of redevelopment.
- 11. Adjournment**

NEXT REGULAR MEETING: Thursday, January 8, 6:30pm

This Agenda is subject to revisions. Final Agenda will be available the night of the meeting.