Members:

Lawrence Guions, Chairman
Raymond Veniero, Vice Chairman
Brian Banda
Mario Drozdz, Secretary
Thomas Graziano
Patricia Inaugurato
Joseph Pizzi
Arlene Shor, Mayor's Designee
Hon. Mayor Frank Velez
Frank Zangari
Agustin Jiminez, Alt 1
Attilio Jerry Delguercio, Alt 2

Joseph R. Mariniello, Esq. Board Attorney
Tom Herits, Township Engineer
Michele Quick, Court Reporter
Corrine D'Angelo, Recording Secretary

TOWNSHIP OF BELLEVILLE PLANNING BOARD
MEETING AGENDA
October 8, 2026, 6:30 PM

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Sunshine Notice**
5. **Communications**
   - **A. Resolution 301-2026** from Mayor and Council directing the Planning Board to undertake a general re-examination of the Master Plan and development regulations pursuant to NJSA 40:55D-89
6. **Chairmans Comments**
7. **Approval of Minutes**
   - **A. September 10, 2026**
8. **Bill Lists N/A**
9. **Resolutions to be Memorialized**
   - **A. PB-2024-09: AD Properties, Block 2105, Lot 15. 46-48 Franklin Street**, Applicant was granted an extension through September 12, 2027 with the stipulation that financing evidence be provided.
   - **B. PB-2026-05: Marwah Academy, 94 Bridge Street Block 7404, Lot 5**. The Applicant is denied a change of use, converting the Knights of Columbus event hall to a parochial school.
   - **C. PB-2026-06: Raul Cruz, 382-384 No. 10th Street Block 1305, Lots 36 & 37** Applicant is approved for a subdivision into two conforming lots and construction of a new two-family dwelling on lot 36.
10. **Applications Before the Board N/A**
11. **Adjournment**

NEXT REGULAR MEETING: Thursday, November 12, 2026 @ 6:30PM

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