Call to Order

Roll Call:
Mayor Carl Hokanson – Class I
Pete Picarelli – Class II
Councilman Joseph DeLorio – Class III
Mr. Loren Harms – Class IV - Chairman
Mr. Jay Robaina – Class IV
Mr. Al Nitch – Class IV - Secretary
Mr. John Stephen – Class IV
Mr. John Kennedy – Class IV - Vice Chairman
Mr. Glen Costello – Class IV
Mr. John Stephen – Class IV
Mr. Paul Baiamonte – Alternate 1
Mr. Jerry Vitale – Alternate 2
Mr. Owen Jungerman – Alternate 3
Mr. Greg Delano – Alternate 4
Mr. Mohammed Jalloh – Board Attorney
Anna Elichko - Board Clerk

Salute to the Flag
Public Notice of Meeting and Fire Exits
Approval of Minutes, pending any corrections:
1. MLUB Meeting Minutes – November 5, 2018

Memorialize Resolutions:
1. MLUB Resolution No. 2018-009
   - Borough of RP Governing Body Resolution 308-18, referring to The West Webster Avenue Area 1 Redevelopment Plan for Block 506, lots 2, 3, 4 and 5
   - The RP Governing Body has requested clarification on recommendations 2, 3 & 4.
2. MLUB Resolution No. 2018-005
   - Borough of RP Governing Body Resolution 173-18, referring to 10 W. Westfield Avenue Redevelopment Plan for Block 610, lots 1 and 3

Public Portion:
1. Unfinished Business: None
2. New Business: None

Board New Business:
1. Borough of RP Governing Body Resolution No. 165-18, authorizing and directing the Municipal Land Use Board to undertake a Preliminary Investigation to determine whether Block 503/Lots 1 through 10 (commonly known as the Ryan Property) of the Borough meet the criteria for an Area in Need of Redevelopment, which was adopted at the meeting of Mayor and Council held on May 17, 2018.
   - The Borough Council directs the Land Use Board to conduct a preliminary investigation to determine whether the following area, inclusive of the following properties, qualifies as an area in need of redevelopment:

<table>
<thead>
<tr>
<th>STREET ADDRESS</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>525 Locust Street</td>
<td>503</td>
<td>1</td>
</tr>
<tr>
<td>58 West Lincoln Avenue</td>
<td>503</td>
<td>2</td>
</tr>
<tr>
<td>56 West Lincoln Avenue</td>
<td>503</td>
<td>3</td>
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<td>503</td>
<td>9</td>
</tr>
<tr>
<td>501-511 Locust Street</td>
<td>503</td>
<td>10</td>
</tr>
</tbody>
</table>

   - Unfinished Business: None
   - New Application: None
     1. Major/Minor Subdivision: None
     2. Preliminary Site Plan, Use & Bulk Variance: None

   Public Portion:

   Pending Resolutions:
   1. Major/Minor Subdivision: None
   2. Site Plan, Bulk Variance and/or Interpretation: None
   3. Site Plan, Use Variance and/or Interpretation: None

   Bulk Variance: None

For the Benefit of the Board:
1. Next Meeting is Monday, January 7, 2019 at 7 PM
   - Reorganization Meeting for 2019
2. Selection and Appointment of two Board Members to review bids and select 2019 Service Providers:
   - Land Use Board Attorney

Land Use Board Planner/Engineer
Adjournment