



**ROBBINSVILLE TOWNSHIP LAND USE BOARD MEETING MINUTES
ROBBINSVILLE TOWNSHIP, MERCER COUNTY, NJ TUESDAY,
MARCH 31, 2026, AT 7:00 P.M.
PUBLIC MEETING ROOM IN MUNICIPAL BUILDING
2298 ROUTE 33, ROBBINSVILLE**

I. CALL TO ORDER:

The Regular Meeting of the Land Use Board was called to order by Mr. Cettina on Tuesday, March 31, 2026, at 7:00 p.m. at the Robbinsville Township Municipal Building, 2298 Route 33, Robbinsville, New Jersey. Notice was provided in accordance with the Open Public Meetings Law.

Mr. Cettina read the Open Public Meetings Law Statement: “Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being sent to the Times of Trenton, and the Trentonian and posted on the Municipal Building Public Notice Meeting Bulletin Board.”

II. ROLL CALL

Present: Mr. Brennan, Mr. Bhatt, Ms. Ciaccio, Ms. Goodwine, Mr. Jackson, Mr. Cettina, Mr. Caputo, Mr. Jordan

Absent: Ms. Spilatore, Mr. Emigholz, Ms. Wilder, Mr. Calcagno, Mr. Norden

Also Present: Patrick Varga, Esq, Board Attorney; John Nunziato, Township Engineer, PE, PP; Nick Papasso, Asst. Township Engineer; Stuart Wisner, Board Planner, PP;

III. OPEN PUBLIC MEETINGS LAW STATEMENT

“Adequate notice of this meeting has been provided as required under Chapter 231 P.L. 1975 specifying the time and place with such notice as being sent to the Times of Trenton, and the Trentonian and posted on the Municipal Building Public Notice Meeting Bulletin Board.”

IV. FLAG SALUTE

There was a pledge of allegiance.

V. CORRESPONDENCE

VI. BOARD COMMENTS

There were none.

VII. APPROVAL OF MINUTES

1. March 24, 2026

Ms. Goodwine motioned to approve (& corrections to minutes were made), seconded by Mr. Brennan.

Ms. Ciaccio, Mr. Jackson & Mr. Jordan having to abstain.

VIII. RESOLUTION(S)

IX. OTHER MATTERS BEFORE THE BOARD

Rt. 130 Pump Station Presentation

A courtesy review was given and deemed not inconsistent with the Master Plan.

Mr. Jackson motioned to open public comment, seconded by Ms. Goodwine.

Ms. Goodwine motioned to close public comment, seconded by Mr. Jackson.

Mr. Caputo motioned finding this not inconsistent with the Master Plan, seconded by Ms. Ciaccio.

With all in favor, motion passed.

X. APPLICATION(S)

- 1. LU25-12-03-BAPS Mercer, LLC** Applicant received minor site plan approval under Res. No PB2019-15 (Oct 16, 2019) and corrected resolution PB2019-15 (Sept 16, 2024) permitting use of up to 40 temporary mobile home units 34 are being used. All units were to be removed by December 31, 2025. As construction continues the applicant is now seeking approval for the continued use of 18 temporary mobile home units until December 31, 2028. The remaining mobile home units are to be removed. **(112 N. Main St. Block 14, Lot 42.01)**

The application was explained and the possible need for future extension after the proposed extension was discussed. It is stated that after the trailers are no longer needed and are removed, the previously approved congregate parking lot would be constructed in place of the gravel pad currently in place. It was decided to use the year of the year as the designated date deadline for the removal. Mr. Nunziato went over the review letters, discussing any comments.

Mr. Jackson motioned to open public comment, seconded by Mr. Caputo.

There was no public comment.

Ms. Goodwine motioned to close public comment, seconded by Mr. Jackson.

Ms. Ciaccio motioned for approval, seconded by Mr. Jackson.

With all in favor, motion passed.

2. LU25-06-01-122 Sharon Corp. Existing paved lot to be re-striped with minor improvements such as installation of new concrete, wheel stops and an access gate to allow for parking of commercial vehicles.

(122 Sharon Rd. Block 28, Lot 10)

Mr. Josh Stenger, Engineer, touched on his reviews of all professional submissions. He spoke about the site's existing conditions as well as the proposed improvements to the site such as pavement striping, wheel stops, and general clean up in the parking area to formalize areas for parking and areas for circulation. It was confirmed that it was currently used as a third-party mail carrier and would remain the same use after improvements. It was confirmed that due to the increase in impervious coverage, there is no need for visible stormwater management features. Mr. Nunziato touched on a few conditions of approval such as a "no right turn" sign and asked for clarification on site lighting. Mr. Wisner suggested a hold-harmless be in place. The applicant has agreed to work with the town to maintain the fence and take all measures to prevent truck stacking.

Ms. Goodwine motioned to open public comment, seconded by Mr. Brennan.

There was no public comment.

Ms. Goodwine motioned to close public comment, seconded by Mr. Caputo.

Mr. Caputo motioned for approval w/ conditions, seconded by Mr. Jackson.

With all in favor, motion passed.

1. OTHER BUSINESS BEFORE THE BOARD

None.

2. ADJOURNMENT

Ms. Goodwine motioned to adjourn, seconded by Mr. Brennan.

The meeting is adjourned.

The next meeting is scheduled for **April 28, 2026 at 7:00 P.M.** at the Municipal building with no further notice required.

Respectfully submitted by,

Ms. Kate McStravick

Deputy Land Use Board Secretary