



# City of Trenton

## PLANNING BOARD

Conference Session and Public Hearing  
(THURSDAY) June 25, 2020

➤ **CONFERENCE**

**6:00 P.M.**

- Approval of Minutes
- Memorialization of Resolution(s)

➤ **Presentation-  
Understanding Plans: Site Plans and Zoning review**

The State of New Jersey has the primary responsibility for how land will be used to its 565 municipalities. The Municipal Land use Law -MLUL (NJSA 40:55D-1 et. seq.) sets up a three-step planning process for land use decisions: development and adoption of a Master Plan, adoption of land use and zoning ordinances, and site plan subdivision review. The MLUL also establishes the procedural guidelines for site plan and subdivision review. For 'Major' applications, this is done in two phases, Preliminary and Final Approvals.

This presentation will introduce and interpret terms regarding Site plans and Subdivision along with Zoning variances.

### **TRENTON PLANNING BOARD**

## **PUBLIC NOTICE OF VIRTUAL MEETING**

In accordance with N.J.S.A 10:4-12, the "Open Public Meetings Act" you are hereby notified of a virtual meeting of the Trenton Planning Board on the date and time of June 25, 2020 at 6:00pm

### **ADVISORIES**

This meeting will be conducted by electronic means in accordance with the "Senator Byron M. Baer Open Public Meetings Act" of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a "Public Health Emergency and State of Emergency" and directing residents to quarantine and practice social distancing.

### **Virtual Meeting Access Instructions**

The City of Trenton Planning Board is utilizing Microsoft Teams service to conduct regular meetings in compliance with the New Jersey Open Meetings Act.

### **Join Our Meeting**

You can participate in the meeting in Desktops or through a Telephone conference call in. Only participants with a web camera will be able to testify on cases.

### **PC Login Steps**

1. Go onto the City of Trenton website at <https://trentonnj.org>
2. Select the Board or Commission page for the meeting you are looking to join.
3. Once there, you will find a link to the City of Trenton Microsoft Teams public meeting for the Board or Commission of your interest.
  - a. *We would like to recommend that you turn off your video feed to ensure video feeds of Board/Commission members and presenters stream smoothly.*
  - b. *All microphones of public users will be muted, except during the public comment portion of each agenda item.*

4. The meeting can also be accessed directly at the url:

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f%20%2f%2fmeetup-join%2f19%3ameeting\\_YWE4MzRmMDAOTQ4ZC00ZjBjLTlkNzQtNmIxNjlkYmMyOTRj%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%2522f86c5221-bbd6-4070-b193-55d36a0de932%2522%252c%2522Oid%2522%253a%2522001a9d24-1532-4fb4-9bde-b761bed214fa%2522%257d%26anon%3dtrue&type=meetup-join&deeplinkId=8c92bea8-0509-4e28-9812-2f92a549aa62&directDI=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f%20%2f%2fmeetup-join%2f19%3ameeting_YWE4MzRmMDAOTQ4ZC00ZjBjLTlkNzQtNmIxNjlkYmMyOTRj%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%2522f86c5221-bbd6-4070-b193-55d36a0de932%2522%252c%2522Oid%2522%253a%2522001a9d24-1532-4fb4-9bde-b761bed214fa%2522%257d%26anon%3dtrue&type=meetup-join&deeplinkId=8c92bea8-0509-4e28-9812-2f92a549aa62&directDI=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

**The Conference ID is 412 046 968#**

#### To listen in on the Telephone

1. Call the listed phone 609-453-2732 and enter the conference ID number.
2. After that, you will be put into a lobby where the public meeting moderator will get you into the meeting.