



# MINE HILL TOWNSHIP

Municipal Building ~ 10 Baker Street ~ Mine Hill, New Jersey 07803

Marcia H. Istvan

RMC/CMR - Township Clerk/Registrar

Planning Board Administrator/Recording Clerk

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Date: January 5, 2025

For your information only:

**MINE HILL TOWNSHIP PLANNING BOARD**  
**48 Hour Notice of Off-Cycle Meeting**  
**January 22, 2025 Planning Board Meeting 7:00 PM**

NOTICE IS HEREBY GIVEN that there will be an Additional Meeting of the Mine Hill Township Planning Board on Monday, January 22, 2025 beginning at 7:00 PM to be held at the Municipal Building, 10 Baker Street, Mine Hill, New Jersey 07803.

*Agenda items to be discussed, to the extent known, are as follows:*

- a. Application 004-24 - RSD Mine Hill Urban Renewal, LLC, 168-202, 212 Route 46; One Corporate Way Rt 46; Reynolds Street - Blocks 1303 Lots 2-12 and Block 1304 Lot 1 - 168 US Route 46 Redevelopment Zone** Applicant is seeking a Preliminary & Final Major Site Plan Approval to construct a mixed-use development consisting of 296 residential units (including 59 units reserved for very low, low and moderate income households) and 6,500 sq. ft. of retail space. Project may be constructed in two phases. Variances being sought: §310-188.K All driveways and accessways shall be 6 ft. wider than the minimum required widths at the right-of-way line and be maintained for this width for a distance of at least 30 ft. into the lot and be tapered gradually to meet the minimum width; 168 Route 46 Redevelopment Plan §H.4 and §310-236 Applicant proposes internally illuminated signs which are not permitted; §310-231.I (if required) Only one sign of a permitted type for which a permit is required shall be erected on any one premises held in single and separate ownership, unless otherwise specified – Applicant proposes 4 blade signs, 6 building mounted signs and 2 awning signs pursuant to the Redevelopment Plan; §310-233.D Maximum height of façade sign: 5 ft. – Applicant proposes a height of 6 ft.

Questions about this meeting may be directed to [Clerk@MineHill.com](mailto:Clerk@MineHill.com) or by calling the Planning Board Administrator at 862-437-1190.

BY ORDER OF THE MINE HILL TOWNSHIP PLANNING BOARD  
Marcia H. Istvan  
Mine Hill Planning Board Administrator/Recording Clerk