

**BOROUGH OF RARITAN**  
Planning Board Meeting  
**MINUTES**  
May 27, 2015

**CALL TO ORDER**

Chairman Miller called the meeting to order at 7:05 p.m. in the Raritan Municipal Building. He read the Open Public Meetings statement as follows: This meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Courier News on January 11, 2015. In addition, copies of the notices were posted on the bulletin board in the Municipal Building, on the Raritan Borough website, and filed in the Office of the Borough Clerk. They were also sent to those people who have requested and paid the cost for mailing same. Notices on the bulletin board have remained continuously posted. Proper notice having been given, the Board secretary is directed to include this statement in the minutes of this meeting.

**ROLL CALL**

**Present:** Mayor Liptak  
Councilwoman S.Gara  
Chairman R. Miller  
Mr. T. Brown  
Mr. W. Cunningham  
Mr. R. Rispoli  
Mr. J. Gausz  
Mr. Z. Bray  
Mr. R. Zack  
Mr. D. Forktus  
Mr. T. Granahan

**Also Present:** Susan Rubright, Esq.

**Absent:** Ms. D. Thomas  
S. Schrek, VCEA; D. Maski, VCEA; and L. Gara, Zoning & Construction Official were not in attendance.

**FLAG SALUTE**

**APPOINTMENT OF BOARD SECRETARY**

Chairman Miller announced the appointment of the new Board Secretary. **Motion** by Mr. Rispoli, **seconded** by Mr. Granahan and unanimously carried to appoint Nancy Probst to the position of Board Secretary.

**APPROVAL OF MINUTES**

The Chairman advised that he was still working on getting **November, 2014** and **February, 2015** Minutes from the previous Board Secretary. There was a brief discussion about this.

- **March 25, 2015 Minutes**  
**Motion** by Mayor Liptak, **seconded** by Mr. Gausz and unanimously carried to approve the Minutes from the **March 25, 2015** meeting, as written.

**Roll Call:**

**Aye:** Mayor Liptak, Chairman Miller, Mr. Brown, Mr. Cunningham, Mr. Rispoli, Mr. Gausz, Mr. Bray, Mr. Zack, Mr. Fortkus, Mr. Granahan

**Nay:**

**Abstain:**

- **April 22, 2015 Minutes**

There was one editorial change in the first sentence on page 6 as Mr. Yadlosky's name was misspelled. **Motion** by Mr. Fortkus, **seconded** by Mr. Rispoli and unanimously carried to approve the Minutes from the April 22, 2015 meeting, as amended.

**Roll Call:**

**Aye:** Mayor Liptak, Chairman Miller, Mr. Brown, Mr. Cunningham, Mr. Rispoli, Mr. Gausz, Mr. Bray, Mr. Zack, Mr. Fortkus

**Nay:**

**Abstain:**

## **ENGINEER'S REPORT**

The Chairman announced that there would be no engineering or zoning reports in the absence of Mr. Schrek and Mr. Gara. The Board Attorney related that Mr. Schrek had raised a question regarding the emergency road at Stonebridge being used as a cut through. An extensive discussion ensued about cars squeezing under the gates in order to avoid the jughandle. Enforcement jurisdiction was discussed. With respect to one vehicle in particular, Tom Granahan spoke to his attempts at addressing the matter with the Police Department and Court to no avail. The Board Attorney offered that this was a violation of their conditional approval as such, should be addressed by Zoning. Her suggestion that someone have a conversation with the owner/manager of the complex regarding installation of a more substantial/appropriate gate was acknowledged by Rick Zack. The Board resolved to follow up on the matter with the Engineer and Zoning/Construction Official since it was determined to be a zoning issue.

## **RESOLUTIONS**

- **RARITAN CROSSING**

**Block 116.01, Lots 25, 26.01, 27, 27.01; Block 112, Lot 3 and portions of Granetz Place ROW**

Adoption of the approval resolution was tabled to June 24<sup>th</sup> in light of an escrow deficiency.

- **ARENA**

**Block 22, Lot 15 (602 Prospect Place)**

**Motion** by Mr. Gausz, **seconded** by Mr. Zack to approve the Arena resolution, with conditions.

**Roll Call:**

**Aye:** Mayor Liptak, Chairman Miller, Mr. Brown, Mr. Cunningham, Mr. Rispoli, Mr. Gausz, Mr. Bray, Mr. Zack, Mr. Fortkus

**Nay:**

**Abstain:** Councilwoman Cara, Mr. Granahan

## **PUBLIC HEARINGS**

- **Raritan Johnson Associates, LLC**

**Block 62, Lot 3 (1, 2, 5 & 10 Johnson Drive)**

The Board Attorney advised that this matter was being adjourned to June 24 without further notice at the request of the applicant. Addressing resident Richard Yadlosky directly, Ms. Rubright further advised that she could not entertain any substantive questions or comments as a result of a conflict and assured him that he would be notified of any further adjournments.

**OLD BUSINESS**

- **John O'Keefe**  
**Block 95, Lot 11 (21 Colfax Street)**  
A request from the applicant to withdraw the application was acknowledged.
- **Mission of Swaminarayan Gurukul, Inc.**  
**Block 98, Lot 18 (10 West Somerset Street)**  
A request from the applicant to withdraw the application was acknowledged.

**NEW BUSINESS**

The Chairman announced that there was no new business. There was a brief discussion about the construction start date relative to the Barbieri approval.

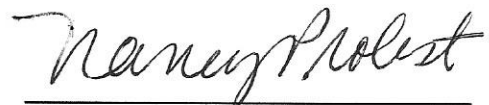
**PUBLIC COMMENT**

Richard Yadlosky of Weiss Terrace identified himself. There was a discussion about the availability of the meeting agenda and the pros and cons of two sided copies as a result of his comments. An offer by the Board Attorney to email him the agenda prior to the meeting was declined. Ms. Rubright acknowledged that posting the agenda in Borough Hall on meeting day would be a good idea going forward. Speaking to the Raritan-Johnson matter, Mr. Yadlosky remarked that this would be a year old issue as of June. He questioned landscaping and/or construction had been done on the "original site plan side" as well as the "northwest site plan side. "

**ADJOURNMENT**

**Motion** by Mr. Forktus, **seconded** by Mr. Granahan to adjourn the meeting at 7:35.

Respectfully submitted,



Nancy Probst

Planning Board Secretary

**APPROVED 07/22/15**