

BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
February 22, 2017

CALL TO ORDER

Chairman Miller called the meeting to order at 7:01 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 and Star Ledger on January 6, 2017. 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 was directed to include this statement in the Minutes of this meeting.

ROLL CALL

Present:

Chairman R. Miller
Vice Chairman Brown
Councilman Z. Bray
Mayor McMullin
Mr. J. Gausz
Mr. B. Cunningham
Ms. D. Thomas
Mr. M. DeCicco
Ms. A. Goetsch

Also Present: Susan Rubright, Esq.
Stan Schrek, P.E.
Angela Knowles, P.P., A.I.C.P.

Absent: Mr. Zack
Mr. Wilde
Mr. Krajewski

APPROVAL OF MEETING MINUTES

Chairman Miller offered one editorial change with respect to Councilman Bray's name.

Motion by Mr. Gausz, **seconded** by Mr. DeCicco and unanimously carried to approve the Minutes of the January 25, 2017 Meeting, as amended.

ROLL CALL

Aye: *Chairman Miller, Vice Chairman Brown, Mr. Gausz, Mr. Cunningham, Ms. Thomas, Mr. DeCicco, Ms. Goetsch*

Nay:

Abstain: *Mayor McMullin, Councilman Bray, Mr. Fortkus*

NEW BUSINESS

Raritan Developers Urban Renewal LLC (Block 81 Redevelopment Area) *Bl 81, Lots 1-3, 3.01, 4, 5, 6.01-6.03, 7-9, 9.01 and 10; Bl 61, L 2*

The Board Attorney announced that the matter would be carried until March 22 without further Notice.

ENGINEERING REPORT

Mr. Schrek advised that revised plans and a request for bonding had been received from Raritan 503 LLC. The status of the existing house on the site was discussed.

PLANNER'S REPORT

Ms. Knowles advised that she was preparing a letter to the County with respect to their Housing Element and asked that any comments be submitted to her by Friday.

TRC MEETING UPDATE

Chairman Miller advised that there had been no TRC meetings but that one needed to be held with respect to Block 81. Notice and the need for attorney participation were discussed. Tentative dates were identified.

MISCELLANEOUS

The Board Attorney advised that there would be further revision to the proposed ordinance amendment as additional changes to the Land Use Application checklist had been identified.

DISCUSSION

- Master Plan Reexamination

Referencing her correspondence to the Chairman dated 02/16/17, Ms. Rubright spoke to the purpose and relevance of the reexamination. Referencing a draft table of contents that she had prepared, Ms. Knowles provided an extensive overview of the process.

Mr. Schrek spoke at length to a force main issue that arose with respect to the Route 28 pump station. Developer contributions for public improvements were discussed as was the relevance of a Utility Element in the Master Plan. The Board concluded to obtain copies of the Master Plan from the website.

OLD BUSINESS

East Ridge Development, LLC

Block 29, Lot 1 (119 Route 202) *Site Plan, D Variances, Bulk Variances, Waivers*

Chairman Miller announced that the hearing was carried to 03/08/17 without further notice.

RESOLUTION

Labcorp

Block 62, Lot 4.01 (69 First Avenue) *Preliminary & Final Site Plan (BI 78, L 1 & BI 62, L 3); Use Variance (BI 62, L 4.01) and Bulk Variances (BI 78, L 1, BI 62, L 4.01 & BI 62, L 3).*

The Board Attorney announced that adoption of the resolution would be carried to 03/08/17.

PUBLIC COMMENT

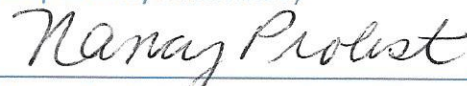
A discussion about parking and circulation ensued in response to a question about the availability of a traffic study for Block 81 from Marguerite Caruso of 73 Second Avenue.

Traffic circulation near the post office was discussed in response to concerns raised by Mr. Brown.

ADJOURNMENT

Motion by Mr. Cunningham, seconded by Mr. Fortkus to adjourn the meeting at 7:57 p.m.

Respectfully submitted,



Nancy Probst, Planning Board Secretary

APPROVED 03/08/17