

**BOROUGH OF RARITAN**  
Land Use Board Reorganization & Regular Meeting  
**MINUTES**  
January 22, 2020

**CALL TO ORDER**

Mayor Bray called the meeting to order at 7:00 p.m. and read the open public meetings statement in accordance with the law.

**FLAG SALUTE**

**APPOINTMENTS/OATHS OF OFFICE**

Mayor Bray administered oaths of office to Mr. Decicco, Mr. Krajewski, Mr. Singara and Ms. Sherwin.

**ROLL CALL**

**Present**

Mr. Miller  
Mayor Bray  
Mr. Cunningham  
Mr. Gausz  
Ms. Thomas  
Mr. DeCicco  
Mr. Delacruz  
Ms. Goetsch  
Ms. Sherwin  
Mr. Singara  
Mr. Krajewski

**Also Present**

Frank Linnus, Board Attorney  
Stan Schrek, Board Engineer  
Angela Knowles, Board Planner  
Lou Gara, Zoning/Construction Official

**Absent**

Councilman Carra  
Ms. Carra

**ELECTION OF OFFICERS**

Motion by Ms. Thomas, seconded by Mr. DeCicco and unanimously carried to nominate John Gausz as Chairman. There being no further nominations, a single ballot was cast and John Gausz was designated Chairman.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

Motion by Mr. Miller, seconded by Mr. Delacruz and unanimously carried to nominate Debbie Thomas as Vice Chairwoman. There being no further nominations, a single ballot was cast and Debbie Thomas was designated Vice Chair.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

**RESOLUTIONS**

**LUB-2020-01**

Motion by Mayor Bray, seconded by Ms. Goetsch to adopt a resolution authorizing entry into agreements with Francis Linnus for Legal Services and Van Cleef Engineering and Professional Engineering and Planning services.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

**LUB-2020-02**

Motion by Mayor Bray, seconded by Mr. Delacruz to adopt a resolution recognizing the Courier News and the Star Ledger as the official newspapers of the Board for 2020.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

**LUB-2020-03**

Motion by Mr. Cunningham, seconded by Mr. DeCicco to adopt a resolution setting forth the 2020 meeting dates.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

**LUB-2020-04**

Motion by Mayor Bray, seconded by Mr. DeCicco to adopt a resolution appointing the Board Secretary for 2020.

**Roll Call:**

**Aye:** Mayor Bray, Mr. Miller, Mr. Cunningham, Mr. Gausz, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Singara, Mr. Krajewski

**Nay:**

**Abstain:**

The Chairman opened the floor to public comment/questions. Seeing as there were none, he adjourned to the regular meeting at 7:09.

**REGULAR MEETING**

**MINUTES**

Motion by Mr. Delacruz, seconded by Ms. Goetsch to approve the Minutes of the 12/18/19 meeting by voice vote, as presented. Mayor Bray, Mr. Krajewski and Mr. Singara abstained.

## RESOLUTIONS

### Hlinka - 11 Bell Avenue (Block 50, Lot 4)

Motion by Mr. Miller, seconded by Ms. Goetsch to adopt Resolution PB-2020-05, as presented.

#### Roll Call:

**Aye:** *Chairman Gausz, Mr. Miller, Mr. Cunningham, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin*

**Nay:**

**Abstain:** *Mayor Bray, Mr. Singara, Mr. Krajewski*

### 57&59 LaGrange Street (Block 93, Lots 1&2)

Motion by Mr. DeCicco, seconded by Mr. Delacruz to adopt Resolution PB-2020-06 memorializing authorizing the preparation of a Redevelopment Plan for the property.

#### Roll Call:

**Aye:** *Chairman Gausz, Mr. Miller, Mr. Cunningham, Ms. Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin*

**Nay:**

**Abstain:** *Mayor Bray, Mr. Singara, Mr. Krajewski*

## TRC MEETING UPDATE

Chairman Gausz advised that there were no TRC meetings scheduled. Mr. Miller offered to continue serving on the Committee as a member, with Mr. Gausz presiding as Chair.

## ENGINEERING REPORT

Mr. Schrek provided updates on **Block 81** (permiter being secured) and **Raritan 503** (close to CO; permitted uses being discussed). He related that he has been steering calls regarding development of various sites in town to the TRC and that he wants to review the Stormwater Management Plan/mitigation measures given the number of requests for increases in impervious coverage. He advised that the Borough is working with the County to transfer the Riverfront over to them and that if they are going to consider using seepage pits, there have to be measures in place to ensure they are working.

## CONSTRUCTION/ZONING OFFICIAL REPORT

Mr. Gara provided updates on the following projects:

- Burlington Coat Factory - Moving along well
- National Eyeglass Chain - Moving into mall and will need variance for sign
- Labcorp - Extension requested on temporary CO
- Industrial Park past LabCorp - Still receiving calls
- Learning Experience - Issues with construction that Mr. Schrek substantiated
- J&J- Major project moving along quickly; modifications to plans anticipated
- Block 81- Daily inspections have resumed

Mr. Gara asked Mr. Linnus to speak about the Redevelopment Plan given the audience members that were in attendance for same. Mr. Linnus provided an overview of the redevelopment plan process and deferred to Ms. Knowles on the status of the plan.

## PLANNING REPORT

Ms. Knowles explained that she had met with the redeveloper/reviewed concept plans through the TRC process and expounded on the process. She advised that she had attended the Regional Center Partnership Meeting with the Mayor and spoke at length about funding that would be released through the Strategic Plan

with respect to the Bike&Pedestrian Safety Committee. She provided an update on the Bike&Pedestrian Safety Committee. Ms. Knowles related that she was hopeful that the kickoff for the NJTPA/Emerging Centers Grant would start in February.

**AD HOC COMMITTEE (Cannabis Dispensaries)**

Mr. Cunningham confirmed that there had been no meetings/updates. A brief discussion ensued between and among Mr. Miller, Mr. Gausz and Mr. Cunningham regarding the status of the ATC ordinance.

**MISCELLANEOUS**

Mr. Linnus called attention to the Annual report provided by Ms. Rubright and suggested that it be placed on the February agenda for discussion. He announced his open door policy and confirmed that he will also continue to serve in the capacity of Redevelopment Attorney.

The Chairman opened the floor to public comment.

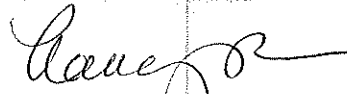
Eric Jacobs of 25 Codington Street offered that if they are going to improve the LaGrange properties, they should have to improve everything; impervious coverage in particular. He shared concerns about parking and moreover, about traffic. Mr. Jacobs spoke about the timeliness of voicing his concerns and his feeling that it is important to have them heard. Mr. Linnus assured him that there will be opportunities to be heard via public participation in the redevelopment plan. He offered that there would also be opportunity at the Council level and again post adoption when the redeveloper is subject to Site Plan approval.

Chairman Gausz closed public comment at 7:31.

**ADJOURNMENT**

Motion by Mr. Miller and unanimously carried to adjourn at 7:31.

Respectfully submitted,



Nancy Probst, Board Secretary

APPROVED \_\_\_\_\_