

BOROUGH OF RARITAN
Virtual Land Use Board Meeting
MINUTES
Thursday, November 12, 2020

CALL TO ORDER & FLAG SALUTE

The virtual meeting was called to order using Zoom at approximately 6:30 p.m. The Board Secretary read the Open Public Meetings Act Notice into the record and provided an overview of virtual meeting protocol.

ROLL CALL

Present

Chairwoman Thomas
Mayor Bray
Councilman Patente
Mr. Cunningham (arrived late)*
Mr. Delacruz
Mr. Decicco
Ms. Goetsch
Ms. Sherwin
Mr. Krajewski (arrived late)*
Ms. Carra (arrived late)*

Also Present

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

Absent

Mr. Singara

RESOLUTION

- **Resolution of the Borough of Raritan Planning Board adopting Emergency Remote Meeting Protocols, Procedures and Requirments for Public Participation at Remote Meetings**

Motion by Mr. Cunningham, **seconded** by Mr. Bray and unanimously carried to adopt a resolution memorializing the adoption of Emergency Remote Meeting Protocols, Procedures and Requirments for Public Participation at Remote Meetings

ROLL CALL

Aye: Chairwoman Thomas, Mayor Bray, Councilman Patente, Mr. Cunningham, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Krajewski

Nay:

Abstain:

APPLICATION

Patel

Block 1, Lot 9.15 (1 Roderer Drive)

Bulk Variance

Mayor Bray and Councilman Patente recused at 6:40.

Mr. Patel was sworn in and explained why he was seeking a variance.

David Stires, P.E. entered his appearance on behalf of the applicant and was sworn in.

Completeness was discussed. Mr. Schrek affirmed that Somerset Union Soil Conservation District approval did not apply and recommended that the requested waivers be granted/application be deemed complete.

AS TO COMPLETENESS:

Motion by Ms. Goetsch, **seconded** by Mr. Delacruz and unanimously carried to find the application complete.

ROLL CALL

Aye: Chairwoman Thomas, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin

Nay:

Abstain:

*Mr. Krajewski, Mr. Cunningham and Ms. Carra all logged on at approximately 6:49.

Mr. Stires identified the lot size as being an existing condition. Making reference to the architectural plans, he reviewed the extent of relief being requested. Upon conclusion of engineering testimony, Mr. Stires provided planning testimony specific to the C2 variance.

Mr. Patel responded to a question from Ms. Thomas with respect to whether there had been any input from neighbors.

Mr. Schrek confirmed that the coverage aspect had to do with impervious rather than lot coverage. Runoff was discussed. Mr. Schrek advised that the request was for 100% more than allowed and indicated that he would want to see the deed for restrictions. Mr. Stires related that he would look at it again.

The Chairwoman opened the floor to questions of the witness. Mr. Linnus provided an analysis of the planning testimony and spoke to the impact of the impervious coverage condition/deed restriction.

THE VOTE:

Motion by Ms. Goetsch, **seconded** by Mr. DeCicco and unanimously carried to approve the application, with conditions as discussed in testimony/enumerated by the Board Attorney.

ROLL CALL

Aye: Chairwoman Thomas, Mr. Cunningham, Ms. Carra, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Krajewski

Nay:

Abstain: Mayor Bray, Councilman Patente

PUBLIC HEARING

Master Plan Amendment (Pedestrian Bike & Safety/Circulation Plan Element)

Board Planner, Angela Knowles acknowledged that she remained under oath. She provided an overview of the Circulation Plan Element by way of Powerpoint presentation. Mr. Schrek offered his comments on the proposal.

Chairwoman Thomas opened the floor to questions/comments from the public at 7:45. There were none. Ms. Knowles responded to a question from Mr. Patente about how the plan would be implemented.

The Powerpoint was identified as "Borough Circulation Plan Element & Bicycle/Pedestrian Safety Plan" and marked into the record as "PB1."

Motion by Mr. Delacruz, **seconded** by Mr. DeCicco and unanimously carried to recommend the proposal for amendment to the Master Plan, as presented.

ROLL CALL

Aye: Chairwoman Thomas, Mayor Bray, Councilman Patente, Mr. Cunningham, Mr. DeCicco, Mr. Delacruz, Ms. Goetsch, Ms. Sherwin, Mr. Krajewski

Nay:

Abstain:

PUBLIC QUESTION/COMMENT PERIOD

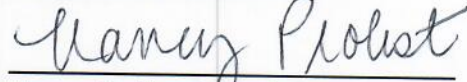
The Chairwoman opened the floor to public comment at 7:55. There was none.

Councilman Patente asked that attention be given to the green checklist in his absence should he no longer be a member of the Board in 2021.

ADJOURNMENT

Motion by Ms. Thomas, **seconded** by Councilman Patente to adjourn the meeting at 8:16.

Respectfully submitted,



Nancy Probst, Board Secretary

APPROVED

1/27/21