

BOROUGH OF RARITAN
Land Use Board Reorganization & Regular Meeting
MINUTES
January 27, 2021

CALL TO ORDER

The meeting to order at 6:34 p.m. The Board Secretary read the open public meetings statement into the record.

FLAG SALUTE

APPOINTMENTS/OATHS OF OFFICE

Mayor Bray administered oaths of office to new members, Tom Brown and Barrett Windrem as well as James Krajewski. Larry Cohen was designated Board Attorney.

ROLL CALL

Present

Debra Thomas
Mayor Bray
Councilman Carra
Mr. Cunningham
Ms. Carra
Mr. Delacruz
Ms. Goetsch
Mr. Krajewski
Mr. Brown
Ms. Windrem

Also Present

Lawrence Cohen, Board Attorney
Stan Schrek, Board Engineer
Angela Knowles, Board Planner

Absent

Mr. DeCicco
Ms. Sherwin
Mr. Singara

ELECTION OF OFFICERS

Motion by Ms. Goetsch, **seconded** by Mr. Cunningham and unanimously carried to nominate **Debra Thomas** as **CHAIRPERSON**.

Motion by Mayor Bray, **seconded** by Ms. Carra to close nominations. Ms. Thomas accepted the nomination and was designated Chairperson.

Roll Call:

Aye: ***Ms. Thomas, Mayor Bray, Councilman Carra, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski, Mr. Brown, Ms. Windrem***

Nay:

Abstain:

Ms. Thomas welcomed the newly appointed and reappointed Board members.

Motion by Ms. Thomas, **seconded** by Ms. Carra and unanimously carried to nominate **Adele Goetsch** as **VICE CHAIRPERSON**.

Motion by Mr. Delacruz, **seconded** by Mayor Bray and unanimously carried to close nominations. Ms. Goetsch accepted the nomination and was designated **Vice Chairwoman**.

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

PB-2021-01

The wording of the resolution was discussed in response to questions from Mr. Brown about same. Mr. Cohen agreed to amend the resolution, as discussed.

Motion by Mr. Brown, **seconded** by Mr. Delacruz to adopt a resolution establishing standard procedures for remote meetings.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Councilman Carra, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski, Mr. Brown, Ms. Windrem*

Nay:

Abstain:

PB-2021-02

Motion by Ms. Goetsch, **seconded** by Mayor Bray to adopt a resolution recognizing the Courier News and the Star Ledger as the official newspapers of the Board for 2021.

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:

PB-2021-03

Motion by Mr. Cunningham, **seconded** by Mayor Bray to adopt a resolution setting forth the 2021 meeting dates.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Councilman Carra, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski, Mr. Brown, Ms. Windrem*

Nay:

Abstain

LUB-2021-04

Motion by Ms. Goetsch, **seconded** by Mr. Delacruz to adopt a resolution appointing the Board Secretary.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Councilman Carra, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski, Mr. Brown, Ms. Windrem*

Nay:

Abstain

LUB-2021-05

Motion by Mayor Bray, **seconded** by Ms. Goetsch to adopt a resolution authorizing entry into agreements with Lawrence Cohen of Lavery, Selvaggi, Abromitis & Cohen for Legal Services, Stanley Schrek of Van Cleef Engineering Services for Professional Engineering/planning consultant services and Angela Knowles of Van Cleef Engineering Services for Professional Planning services.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Councilman Carra, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski, Mr. Brown, Ms. Windrem*

Nay:

Abstain

The Chairwoman opened the floor to public comment/questions. There were none. **Motion** by Ms. Goetsch, **seconded** by Mr. Cunningham to adjourn to the regular meeting at 7:06.

REGULAR MEETING

MINUTES

July 29, 2020 Executive Session

Motion by Ms. Goetsch, **seconded** by Mr. Delacruz to accept the Minutes, as presented.

Roll Call:

Aye: *Mayor Bray, Councilman Carra, Mr. Cunningham, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

August 26, 2020

A brief discussion about the content of the Minutes ensued in response to a question from Mr. Brown about the same. There was a **Motion** by Mayor Bray which was **seconded** to accept the Minutes as presented.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch*

Nay:

Abstain:

September 30, 2020

The Board Secretary acknowledged that the Minutes would be amended to reflect the presence of Mr. Krajewski for roll call. Mayor Bray seconded a **Motion** which was made to accept the Minute, as amended.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Ms. Carra, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

October 8, 2020

Motion by Ms. Carra, **seconded** by Mr. Delacruz to accept the Minutes, as presented.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

November 12, 2020

Motion by Mr. Delacruz, **seconded** by Ms. Goetsch to accept the Minutes, as presented.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

November 23, 2020

Motion by Mayor Bray, **seconded** by Mr. Delacruz to accept the Minutes, as presented.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

December 23, 2020

Motion by Mayor Bray, **seconded** by Mr. Delacruz to accept the Minutes, as presented.

Roll Call:

Aye: *Ms. Thomas, Mayor Bray, Mr. Cunningham, Ms. Carra, Mr. Delacruz, Ms. Goetsch, Mr. Krajewski*

Nay:

Abstain:

ENGINEERING REPORT

Mr. Schrek provided an update on **Block 81** (mostly interior work at this time) and advised that nothing had come in with respect to the apartments on Nevius St. in the way of compliance.

PLANNER'S REPORT

Ms. Knowles provided an update on the Economic Development Plan project for Somerset Street which she described as ongoing. She advised that the Circulation Plan Element and Pedestrian Bike & Safety Plan won the New Jersey Chapter Planning Association Award. Mr. Schrek, Ms. Thomas and Mayor Bray congratulated Ms. Knowles. Ms. Thomas commented on the overwhelming response from the public with respect to feedback that had been received for the report.

TRC MEETING UPDATE

Chairwoman Thomas advised that there were no TRC meetings scheduled and that there had not been any held. Ms. Thomas offered to continue serving on the Committee as a member. Mr. DeCicco, Mr. Cunningham and Ms. Goetsch were appointed/reappointed.

AD HOC COMMITTEE (Cannabis Dispensaries)

Mr. Cunningham spoke briefly about the work the Committee had done under the previous administration and deferred to Mayor Bray who then provided an overview of where things stood with respect to Middle Valley Partner's application for a medical marijuana facility.

PEDESTRIAN BIKE & SAFETY

There was a brief discussion about whether to leave this committee intact. The Board decided not to dismantle it.

MISCELLANEOUS

Mr. Schrek responded to a question from Ms. Carra about activity at 59 LaGrange St.

Mr. Cohen spoke about the use of the term "Land Use Board" as it relates to the Planning Board. He also spoke about membership as well as policy/procedure.

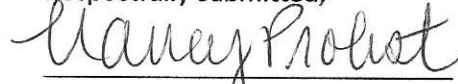
Mr. Cohen and Mr. Schrek responded to a question from Mr. Brown as to whether the Borough has an objective to increase density based on comments from meeting minutes that were attributed to Ms. Knowles.

Chairwoman Thomas confirmed that there were no members of the public present to comment.

ADJOURNMENT

Motion by Mayor Bray, **seconded** by Mr. Delacruz and unanimously carried to adjourn at 7:59.

Respectfully submitted,



Nancy Probst, Board Secretary

APPROVED 3/24/21