

**BOROUGH OF RARITAN**  
Land Use Board Meeting  
**MINUTES**  
August 25, 2021

**CALL TO ORDER & FLAG SALUTE**

The meeting was called to order at 6:33 p.m. in the Borough of Raritan Municipal Building. Ms. Thomas read the open public meetings statement into the record.

**ROLL CALL**

**Present**

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

**Absent**

Councilman Carra  
Mr. DeCicco  
Ms. Sherwin  
Mr. Sinagra

**Also Present**

Larry Cohen, Board Attorney  
Stan Schrek, Board Engineer

**MINUTES**

**Motion** by Ms. Goetsch, **seconded** by Mr. Cunningham and unanimously carried to approve the Minutes of **July 28, 2021** with editorial revisions, as discussed.

**ROLL CALL:**

**Aye:** Ms. Thomas, Mr. Cunningham, Ms. Carra, Ms. Goetsch, Mr. Brown, Ms. Windrem

**Nay:**

**Abstain:**

**RESOLUTION**

**CGR, LLC & 93 West Somerset Street, LLC - 5 First St. & 93 West Somerset St. (Block 85 Lot 15 & Block 103 Lot 2)**  
Condition #6 of the resolution was discussed at length. After several proposed revisions, the entire condition was deleted in its entirety. **Motion** by Mr. Delacruz, **seconded** by Mr. Cunningham to adopt the resolution, with revisions and with conditions, as discussed.

**ROLL CALL:**

**Aye:** Ms. Thomas, Mr. Cunningham, Ms. Carra,\* Mr. Delacruz,\* Ms. Windrem

**Nay:**

**Abstain:** Ms. Goetsch

*\*Ms. Carra and Mr. Delacruz provided certifications of voting eligibility with respect to the May 26 meeting.*

**ENGINEERING REPORT**

Mr. Schrek advised that **Block 81** was close to obtaining their final CO.

**CONSTRUCTION OFFICIAL REPORT**

There was no update in the absence of Mr. Gara.

**TRC MEETING UPDATE**

Chairwoman Thomas advised that there were no TRC meetings scheduled and that none had been held.

**AD HOC COMMITTEE (Cannabis Dispensaries)**

Mr. Cunningham advised that there had been no activity.

**PEDESTRIAN BIKE & SAFETY**

There was no update in the absence of Ms. Knowles.

**PUBLIC HEARING**

- **Area in Need of Redevelopment Study (Raritan Crossing LLC/"Larken")  
Block 116.01, Lots 25,26.01,27&27.01 and Block 112, Lot 3**

Mr. Cohen advised that the matter could not proceed because of a Notice issue. **Motion** by Mayor Bray, **seconded** by Ms. Goetsch and unanimously carried to adjourn the matter to September.

**ROLL CALL:**

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

**Nay:**

**Abstain:**

**DISCUSSION**

- **Area in Need of Redevelopment Study ("Zeus"/Orlando Heights)  
Block 116, Lots 13&14 and Block 108, Lots 1, 2& 4-9**

Mr. Schrek advised that the applicant would be making a bifurcated application in connection with what he was looking for last year. Mr. Brown asked whether it would cover the same area. Mr. Schrek indicated that it would not be appropriate to discuss.

Ms. Thomas opened the floor to comments. There were none.

Mr. Cohen spoke about a newly submitted use variance application for residential development behind the municipal building. He advised that he denied the applicant's attorney's request to notice for hearing since completeness had not been addressed. Mr. Schrek spoke about past practice with respect to making completeness determinations on the day of the hearing. He advised that this happens on a case by case basis and depends upon the complexity of the application. Additional discussion on the quality of the submission ensued. Mr. Schrek advised that an October hearing would probably be reasonable but that the attorney would probably need assistance.

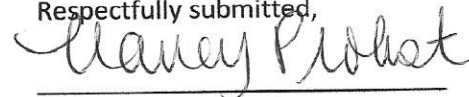
Mr. Brown asked whether Council should provide the Board with a directive to stop the area in need of redevelopment investigation since the request originated with them. Mr. Cohen advised that they should and said a letter should come from the Clerk indicating that Council has withdrawn their request for consideration.

**PUBLIC COMMENT**

Ms. Thomas opened the floor to public comment. There was none.

**ADJOURNMENT**

**Motion** by Mr. Cunningham, **seconded** by Ms. Windrem and unanimously carried to adjourn at 7:38.

Respectfully submitted,  
  
 Nancy Probst, Board Secretary

**APPROVED** 11/17/21