

**BOROUGH OF RARITAN
PLANNING BOARD
MINUTES
August 28, 2024**

CALL TO ORDER & FLAG SALUTE

The meeting was called to order at 6:33 p.m. in the Borough of Raritan Municipal Building. Chairman LoPresti read the Open Public Meetings statement into the record.

ROLL CALL

Present

Chairman LoPresti
Ms. Carra
Ms. Debellis
Mr. Murphy

Also Present

John Delucca, Substitute Board Attorney
Joe Brosnan, Board Engineer/Planner
Lou Gara, Construction/Zoning Official, Board Secretary

Absent

Mayor Carra
Councilman Tozzi
Mr. Cunningham
Mr. Decicco
Ms. Windrem

Mr. Gara explained that Mayor Carra and Councilman Tozzi were absent because they would need to recuse for the Use Variance being considered.

MINUTES

Motion by Ms. Carra, **seconded** by Mr. LoPresti to approve the Minutes of **July 24, 2024**, as presented.

Roll Call:

Aye: Chairman LoPresti, Ms. Carra

Nay:

Abstain: Mr. Murphy, Ms. Debellis

ENGINEERING/PLANNING REPORT

Engineering

Mr. Brosnan provided an update on paving of roads by New Jersey American Water and on construction of the new Municipal Building. He advised that there was no news on the Richard Street drainage project.

Planning

Mr. Brosnan provided an update on resolution compliance for Amrutha, Raritan Crossing and 17 Frelinghuysen and advised that Mr. Flynn and Mr. Gara circulated a draft Site Plan checklist for the purposes of creating a more standard process for variances. He related that there was nothing new from Council on the Amway building and that the Borough would likely be contracting with Angela Knowles to do an Area in Need study for the old Downtown Redevelopment Area.

Ms. Debellis asked why the old bank was fenced off. Mr. Gara explained that it is a staging area and provided an update on the stats of construction. Mr. Brosnan explained that he would coordinate with the General Contractor. Paving timelines were discussed.

CONSTRUCTION OFFICIAL/ZONING OFFICER REPORT

Mr. Gara advised that construction on the Orlando Apartments is moving along well and opined that the building façade looks nice. He advised that the wine store (Amrutha project) is also moving along as they are working on the interior presently and that the work at J&J is also wrapping up.

Ms. Debellis asked about the final section of Labcorp. Mr. Gara explained that it is a new stair tower.

Four Three First Ave., LLC

Block 89, Lot 6 – 43 First Avenue

An announcement was made to carry the application to 9/25 without further Notice. Mr. Gara explained that the reason for the request was the lack of supermajority.

Michael & Elisa Pannia

Block 95, Lot 9 - 18 LaGrange Street

Use Variance

Mr. Brosnan explained that the application for conversion of a commercial building with two residential units to three residential units was on for completeness only. Mr. Brosnan explained that a Minor Site Plan checklist is used in the absence of a variance checklist and that several pieces of information were missing. Mr. Gara explained that the applicant responded and that anything missing would be provided in testimony. Mr. Brosnan recommended that the application be deemed conditionally complete.

A discussion ensued about how the Board would know that the project meets current code if they do not get architectural plans. Mr. Gara explained that while the Board could ask for whatever they want, a full set of architectural plans would be provided should the application be approved and that those plans would be subject to UCC requirements.

Motion by Mr. Murphy, **seconded** by Ms. Debellis to deem the application conditionally complete for hearing.

Roll Call:

Aye: Chairman LoPresti, Ms. Carra, Ms. Debellis, Mr. Murphy

Nay:

Abstain:

Mr. Gara explained that Ms. Windrem was absent this evening because of her proximity to the subject property.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Motion by Ms. Debellis, **seconded** by Ms. Carra and unanimously carried to adjourn at 6:55.

Respectfully submitted,



Lou Gara, Board Administrator/Secretary

Approved: 9/25/24