BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
May 10, 2017

CALL TO ORDER
Chairman Miller called the meeting to order at 7:01 p.m. in the Raritan Municipal Building. He read the Open Public Meetings statement as follows: This meeting is called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was sent to the Courier News on January 19 and Star Ledger on January 26, 2017. In addition, copies of the notices were posted on the bulletin board in the Municipal Building, on the Raritan Borough website and filed in the Office of the Borough Clerk. They were also sent to those people who have requested and paid the cost for mailing same. Notices on the bulletin board have remained continuously posted. Proper Notice having been given, the Board Secretary was directed to include this statement in the Minutes of this meeting.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:	Chairman R. Miller	**Also Present:**	Susan Rubright, Esq. (arrived at 7:04)
	Mayor McMullin		Angela Knowles, Board Planner
	Vice Chairman Brown		Lou Gara, Construction Official/Zoning Officer
	Mr. J. Gausz		
	Ms. D. Thomas		
	Mr. B. Cunningham		
	Mr. E. Wilde	**Absent:**	Mr. J. Krajewski
	Mr. R. Zack		Mr. D. Fortkus
	Mr. M. DeCicco		Councilman Z. Bray
	Ms. A. Goetsch		

APPROVAL OF MEETING MINUTES
Motion by Mr. Gausz, **seconded** by Mr. Cunningham and unanimously carried to approve the Minutes of the **April 12, 2017** Meeting, as written.
ROLL CALL
Aye: ***Chairman Miller, Vice Chairman Brown, Mayor McMullin, Mr. Gausz, Ms. Thomas, Mr. Cunningham, Mr. Wilde, Mr. Zack, Ms. Goetsch, Mr. DeCicco***
Nay:
Abstain:

Motion by Mr. DeCicco, **seconded** by Mr. Gausz and unanimously carried to approve the Minutes of the **April 26, 2017** Meeting, as written.
ROLL CALL
Aye: ***Chairman Miller, Mayor McMullin, Mr. Gausz, Ms. Thomas, Mr. Cunningham, Mr. Wilde, Mr. Zack, Ms. Goetsch, Mr. DeCicco***
Nay:
Abstain:

CONSTRUCTION/ZONING OFFICIAL REPORT
Mr. Gara advised that construction was underway on the Larkin Building (575 Route 28).

PLANNER'S REPORT
Ms. Knowles advised that the County was going to fund $45,000 for purposes of ADA compliance under the Community Development Block Grant Program for repair of the curb ramps just south of JFK primary school. She advised that the County was launching a new website that towns could link to in order to advertise special events

which she learned about at the Planning Partners meeting and she spoke to a new venture called Healthier Somerset that links health and wellness with economic development.

Mayor McMullin that the Recreation Department Events Committee would be coordinating with the Somerset County Business Partnership as well.

TRC MEETING UPDATE

Chairman Miller advised that there had been no TRC meetings held and that there none scheduled.

RESOLUTIONS

NYSMSA LP d/b/a Verizon Wireless (Block 116.01, Lots 25, 26.01 & 27) 45 Route 206 South

Motion by Mr. Cunningham, **seconded** by Ms. Thomas to adopt Resolution**#PB2017-10.**

ROLL CALL

Aye: ***Chairman Miller, Vice Chairman Brown, Mr. Zack, Ms. Thomas, Mr. Gausz, Mr. Wilde, Mr. Cunningham***

Nay:

Abstain:

Raritan Developers Urban Renewal LLC (Block 81 Redevelopment Area) Block 81, Lots 1-3, 3.01, 4, 5, 6.01-6.03, 7-9, 9.01 and Block 61, Lot 2

The Board Attorney advised that the Developer's attorney had repositioned some of the conditions which were approved by the Board Engineer. There was a brief discussion about the Right of Way in response to a question from Mr. Wilde. The Board Attorney confirmed that a condition had been added to the resolution regarding fencing with respect to the railroad tracks.

Motion by Mr. Zack, **seconded** by Mr. Gausz to adopt **Resolution PB#2017-11.**

ROLL CALL

Aye: ***Mayor McMullin, Chairman Miller, Mr. Zack, Ms. Thomas, Mr. Gausz, Mr. DeCicco, Mr. Cunningham***

Nay:

Abstain:

Chairman Miller moved to agenda item#13.

MASTER PLAN REEXAMINATION UPDATE

Ms. Knowles advised that the subcommittee held its first meeting and that the next meeting date is June 7.

Mayor McMullin recused himself at 7:25.

APPLICATION/HEARING

Nancy Raab (Block 52, Lot 3) 49 Quick Avenue - Site Plan & D Variance

The applicant's son, **Chris Hoke** was sworn in. He identified himself as a resident of the second floor in the applicant's two family home. Mr. Hoke testified that Mrs. Raab purchased the property in 1996 as a legal two family house and that they were proposing to build a small addition in order to have more space.

Robert Larsen, of Chester, Ploussas Lisowski appeared on behalf of the applicant. He was sworn in and qualified himself before the Board. Referencing Sheet 1 of the filed plan, Mr. Larsen explained that the proposal was for a minor addition to an existing non conforming use. He described the structure as being two levels; each with one bedroom and testified that it was made into a two family prior to purchase in 1996. He identified the access points and the location of the proposed addition over the first floor kitchen.

Mr. Larsen provided handouts of Exhibits A-1 thru A-4 and marked each into testimony. **Exhibit A-1** was identified as a scaled survey. **Exhibit A-2** was identified as photographs of the front and rear of the existing home. **Exhibit A-3** was identified as a sketch of the inside of the addition.

He explained that the 250 square foot addition was being proposed in order to improve the living situation without any expansion to the footprint. He spoke to the extent of relief necessary including a D-2 variance in addition to several bulk variances which he identified as exisiting conditions.

Mr. Larsen asked for a continuation of the first variance if the lot was determined to be undersized as the tax record indicated. He offered that the size of the lot according to the scaled survey was not consistent with the tax record. He then asked for a continuation of the variance with respect to a deviation in the side yard on the exterior of a corner. He explained that they would also need a continuation of the variance condition for both units being undersized and therefore, substandard with respect to meeting the minimum dwelling unit size.

Mr. Larsen testified that no other changes to the property had been made since it was purchased as a two family home and that the zone change affecting the use went into effect in 2007.

Exhibit A-4 was identified as an aerial photograph. Mr. Larsen identified the subject lot and structure as well as the adjacent lots. He related that many of the exisiting structures in the zone are two family homes.

Parking was discussed. Mr. Larsen testified that the site was not RSIS complaint as there was no off street parking. He offered that on street parking was adequate nonetheless and that although there was an exisiting curb cut on Tillman, that no new driveway/increase in impervious coverage was being proposed.

Architectural details were discussed. Referencing Sheet 1 of 1, Mr. Larsen testified that the architectural style would be consistent with neighborhood.

A brief discussion ensued about the bathroom [bump out] in the rear of the property. Mr. Larsen confirmed that it would be removed. Mr. Hoke confirmed that the bathroom in question existed at the time of purchase.

Mr. Larsen provided planning testimony with respect to the D2 variance, discussing the positive and negative criteria at length. He offered that the benefits outweigh any detriments in connection with the bulk variances.

Mr. Larsen spoke to access in response to a question from Chairman Miller. Referring to Exhibit A-2, he testified that there were no proposed modifications.

Mr. Hoke testified that they would not be re-siding the house in response to a question from Ms. Thomas. A discussion ensued about materials. Mr. Larsen testified that the materials would complimentary and that they would keep it in context architecturally.

A brief discussion ensued about the relevance of the addition with respect to the potential for conversion back to a single family home. Mr. Larsen testified that the improvements would likely be made either way. In response to a question about the appearance of the home, Mr. Larsen testified that from an architectural standpoint, it has the character and look of a single family home.

Mr. Gara confirmed that the structure meets building code. Mr. Larsen testified that all future construction would meet code as well.

The Chairman opened the floor to questions of the witness. There were none.

In closing, Mr. Larsen summarized his planning testimony and provided an overview of the relief requested, reviewing each bulk variance in detail.

The Board Attorney offered a legal analysis of the request for bulk variance relief and advised that a determination needed to made with respect to the parking situation. An extensive discussion on parking ensued. The Chairman suggested that the parking issue be addressed along with the other variances.

There was further discussion about the color of the siding in response to a question from Ms. Thomas. The Board concluded to leave it in the hands of Mr. Schrek and Mr. Gara. The Board Attorney confirmed that a condition to that effect would be added.

Motion by Mr. Wilde, **seconded** by Mr. Cunningham and unanimously carried to approve the application for expansion of a non conforming use together with the associated bulk variance relief.

ROLL CALL

Aye: ***Chairman Miller, Vice Chairman Brown, Mr. Zack, Ms. Thomas, Mr. Cunningham, Mr. Wilde, Mr. Gausz***

Nay:

Abstain:

MISCELLANEOUS

The Chairman returned to agenda item #12. He offered that the proposal for LaGrange Street would be addressed during a Master Plan update. A discussion ensued about whether eminent domain was part of the project in response to a question from Mr. Brown. The Board concluded to discuss the matter at a later date.

After a brief discussion, the Board concluded to resume meeting once a month [on the 4th Wednesday only].

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Motion by Mr. DeCicco, **seconded** by Mr. Gausz to adjourn at 8:15.

Respectfully submitted,

Nancy Probst

Nancy Probst, Planning Board Secretary

APPROVED 09-27-17