

**BOROUGH OF RARITAN**  
**Planning Board Regular Meeting**  
**MINUTES**  
January 27, 2016

**CALL TO ORDER**

Chairman Miller called the meeting to order at 7:29 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 published in the Courier News on December 17, 2015. 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 is directed to include this statement in the Minutes of this meeting.

**ROLL CALL**

**Present:**

Mayor McMullin  
Councilman Z. Bray  
Mr. R. Miller  
Mr. T. Brown  
Ms. D. Thomas  
Mr. E. Wilde  
Mr. M. DeCicco  
Mr. J. Gausz  
Mr. W. Cunningham  
Mr. D. Fortkus  
Mr. N. Carra  
Mr. J. Krajewski

**Also Present:** S. Rubright, Esq.  
S. Schrek, VCEA  
L. Gara, Zoning/Construction

**Absent:** R. Zack

**APPROVAL OF MEETING MINUTES**

**November 30, 2015 Regular Meeting**

The record was amended to note the correct spelling of Ms. Goetsh' and Mr. Giraldi's names. **Motion** by Mr. Cunningham, **seconded** by Mr. Gausz to approve the **November 30, 2015 Minutes**, with revisions as noted.

**Roll Call:**

**Aye:** *Chairman Miller, Councilman Bray, Vice Chairman Brown, Ms. Thomas, Mr. Gausz, Mr. Cunningham, Mr. Fortkus*

**Abstain:**

The Chairman announced that the Buckholz application was being carried to February 24<sup>th</sup>. The Board Attorney indicated that there would be no further notice given.

**October 14, 2015 TRC Meeting**

Chairman Miller announced that the current members of the TRC Committee are Mr. Brown and Mr. Gausz and himself, as Mr. Rispoli is no longer a member of the Planning Board. **Motion** by Chairman Miller, **seconded** by Mr. Gausz to approve the **October 14, 2015 TRC Minutes**.

**Roll Call:**

**Aye:** *Chairman Miller, Mr. Brown, Mr. Gausz*

**Nay:**

**Abstain:**

December 8, 2015 TRC Meeting

**Motion** by Chairman Miller, **seconded** by Mr. Gausz to approve the **December 8, 2015 TRC Minutes**.

**Roll Call:**

**Aye:** *Chairman Miller, Mr. Brown, Mr. Gausz*

**Nay:**

**Abstain**

The Chairman advised that he would discuss service on the TRC during the TRC Meeting Update segment. The Mayor asked for clarification as to what the committee does. The Board Attorney explained that it is a meant to be a pre-application meeting for the purposes of technical review which is open to the public and noticed as such. The Chairman affirmed that no decision making takes place at the TRC.

### **MISCELLANEOUS**

Mandatory training for new Board members was discussed. Ms. Rubright shared an outline from the class which she teaches for NJPO. Board members who need to take the class were directed to speak to Lou Gara.

### **ENGINEERING & ZONING REPORTS**

Mr. Schrek spoke to a proposed bond reduction for Stonebridge. He explained that they are down to \$250,000 for site work that has yet to be completed, including minor landscaping and one issue related to off tract improvement which the settlement agreement allows. He stated that they also owe some as built and other documents related to handicapped parking. With respect to Tim Horton's, Mr. Schrek explained that would be proceeding, pending some utility pole issues.

In response to a question from Mr. Brown regarding Barbieri, Mr. Schrek explained that the performance bond/letter of credit in Mr. Barbieri's name needs to be switched to the new property owner and that he was awaiting revised architectural plans. In response to a question from Ms. Rubright, Mr. Schrek clarified which Site Plan was being used. He explained that the applicant's engineer made revisions based on the last application in response to the Board's concerns with the way the building looked from Elizabeth Avenue.

Mr. Gara advised that he had been reviewing a permit application for the Barbieri building for the last six weeks and that the applicant has been bringing in updated plans since they want to proceed. He explained that Tim Horton's was essentially finished but for the new utility pole. With respect to Retro Fitness, Mr. Gara indicated that a lot of site work had been done and that it is close to opening. He added that a Carters store would be replacing the Mandee. Mr. Gara explained that the J&J/ITS parking lot was "basically done" as well. He explained that the Zoning Ordinance is online and offered to his assistance to anyone in need of help with it.

In response to a question from Mayor McMullin as to the generator off of Johnson Drive, Mr. Gara explained that a complete application had not yet been received so he was still working on the permit and that he and Mr. Schrek would review the Site Plan. Mr. Schrek advised that while there was some [premature] placement of equipment on site, that the location is correct as per the plan settlement process.

## **RESOLUTIONS**

### **Raritan Orlando Drive Associates, LLC (aka "Apartment Building")**

Block 116.02, Lots 3&4 (20 Mill Street and 21 Orlando Drive)

The Board Attorney reviewed revisions to the initial draft which had been circulated, including a change in terminology regarding the architectural style (page 10, paragraph 31), clarification with respect to terminology regarding roof materials and a change in the wording of paragraph 32 regarding identical materials for building and garage facades. She asserted that this was for preliminary approval only and explained that the applicant would have to return for final in order to address the submission of portions of the EIS with respect to the riparian buffer and the bald eagle habitat. Mr. Schrek advised that the applicant appeared to be in full agreement with the language they had provided regarding the riparian buffer.

**Motion** by Mr. Brown, **seconded** by Mr. Fortkus to approve the Resolution with changes, as outlined by the Board Attorney.

#### ***Roll Call:***

**Aye:** *Chairman Miller, Mr. Brown, Mr. Gausz, Mr. Cunningham, Mr. Fortkus*

**Nay:**

**Abstain**

## **TRC MEETING UPDATE**

Mr. Brown provided information about the TRC meetings. At his request, Mr. Schrek provided an overview of what the Committee does. Ms. Thomas indicated that she was available to serve as a Committee member.

## **NEW BUSINESS**

The Chairman announced that the Buchholz application would be carried to February 24th without further notice.

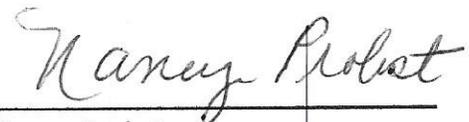
## **PUBLIC COMMENT**

The Chairman acknowledged the presence of Tom Granahan, as well as the Mayor emeritus and a Councilperson in the audience.

## **ADJOURNMENT**

**Motion** by Mr. Brown, **seconded** by Councilman Bray and unanimously carried to adjourn the meeting at 8:05.

Respectfully submitted,



Nancy Probst  
Planning Board Secretary

**APPROVED 02/24/16**