

**BOROUGH OF RARITAN**  
**Planning Board Regular Meeting**  
**MINUTES**

Wednesday, June 22, 2016

**CALL TO ORDER**

Chairman Miller called the meeting to order at 7:00 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 January 30, 2016. 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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

<b>Present:</b>	Mayor McMullin	<b>Also Present:</b>	S. Rubright, Esq.
	Councilman Bray		
	Chairman R. Miller		
	Vice Chairman Brown		
	Ms. D. Thomas		
	Mr. E. Wilde	<b>Absent:</b>	Mr. R. Zack
	Mr. W. Cunningham		Mr. D. Fortkus
	Mr. M. DiCicco		
	Mr. N. Carra		
	Mr. J. Gausz		
	Mr. J. Krajewski		

**APPROVAL OF MEETING MINUTES**

- May 11, 2016 (Special) Meeting

**Motion** by Mr. Gausz, **seconded** by Mr. Cunningham to approve the Minutes of May 11, as written.

**ROLL CALL**

**Aye:** *Mayor McMullin, Councilman Bray, Chairman Miller, Mr. Brown, Mr. Wilde, Mr. DiCicco, Mr. Gausz, Mr. Cunningham, Mr. Carra*

**Nay:**

**Abstain:** *Ms. Thomas, Mr. Krajewski*

- May 25, 2016 Meeting

**Motion** by Ms. Thomas, **seconded** by Mr. Carra to approve the Minutes of May 25, as written.

**ROLL CALL**

**Aye:** *Chairman Miller, Mr. Brown, Ms. Thomas, Mr. Wilde, Mr. Cunningham, Mr. Carra*

**Nay:**

**Abstain:** *Mayor McMullin, Councilman Bray, Mr. DiCicco, Mr. Gausz, Mr. Krajewski*

## **ENGINEERING & ZONING REPORTS**

There were no engineering or zoning reports in the absence of Mr. Schrek and Mr. Gara.

## **TRC MEETING UPDATE**

There were no TRC meetings held since the last Planning Board meeting and none scheduled.

## **MISCELLANEOUS**

- Regional Center Interlocal Policy Agreement

There was a brief discussion about revisions to the policy affecting the three towns that make up the regional center in an effort to reduce paperwork. Chairman Miller advised that the County was in agreement but that the Bridgewater Planner had comments. There was a brief discussion about electronic submissions. The Chairman indicated that the matter would be discussed further at the next meeting.

- Block 81 Redevelopment Area

Chairman Miller explained the function of the recently formed "Coordinating Committee" made up of several board members including Rick Zack, Debbie Thomas, Zack Bray and Nick Carra in addition to the Board Attorney, Susan Rubright. He explained that the next step would be for Paul Grygiel to prepare a Redevelopment Plan once he receives feedback from the potential developer. Mayor McMullin added that the committee provides a "broader forum" in order to discuss the matter while gaining insight from both the governing body and the Planning Board. He explained that a decision was made to have the developer's attorney draft whatever agreements were necessary after meeting with him, the Borough attorney, Paul Grygiel and the prospective developer, Joe Forgione [JMF Properties].

There was a discussion about the financial component of the project. In response to a question from the Chairman as to whether there would be consultation with a professional, Mayor McMullin explained that although he initially thought to consult with an accountant/economist, his attention was turned to a Planner by Jeff Lehr, Susan Rubright and Paul Grygiel. The Board Attorney explained that the developer would have to submit a fiscal analysis, especially if they want to do a Payment in Lieu of Taxes (PILOT). The Mayor offered that the developer is clear that this would be his intention. He offered that he is comfortable with the experience the Planning Board has with development, but the fiscal analysis and risk management concerns him.

The Board Attorney spoke to the benefits of a PILOT. She explained that most redevelopers need a PILOT to make their developments successful and that it is up to them to perform the fiscal analysis and the Board in turn to test it. Mayor McMullin advised that the developer is not asking for any money from the town (recourse or non-recourse) and that he expected the coordinating committee to convene in mid-July. The Board Attorney clarified that this would be an ad hoc committee designed to facilitate the work of the Board/Council who would not be making any formal decisions.

## **RESOLUTION PB-2016-10**

MadVapes at Raritan Crossing Retail Shopping Center (Applicant/Owner Raritan Crossing, LLC)  
Block 116.01, Lots 25, 26.01, 27 & 27.01 & Block 112, Lot 3 (90 East Somerset Street & Route 206 South)  
*Zoning Ordinance Interpretation*

**Motion** by Mr. Cunningham, **seconded** by Ms. Thomas to adopt resolution # PB-2016-10 as presented.

**ROLL CALL**

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

**Nay:**

**Abstain:**

The Board Attorney suggested that the Borough might want to consider amending the ordinance regarding permitted uses in the zone and specifically for the property where MadVapes is located in order change the zone line. She suggested that the Board address the matter at the next meeting when Stan and Lou are present and Stan can offer input as the Board Planner.

**OLD BUSINESS**

**Viktor & Ruta Buchholz (Block 2, Lot 21 – 1126 Route 202)**

*Appeal of "d" variance and any other associated relief for replacement of professional office with single family residential use contrary to zoning.*

The Board Attorney related that she received an email from the applicant's Planner submitting a revised plan along with a statement that they wanted to add a 14x24' garage which appeared to make it a different [new] application. She advised that some of the pavement appears to encroach on the adjoining lot and as such, they needed to re-notice and ascertain whether a setback variance is necessary. She related that she advised Mrs. Buchholz that since it was a different application, the Board and its professionals would have to review it. She offered that she would advise the applicant to withdraw the application rather than dismiss it in order to minimize associated costs.

**Motion** by Ms. Thomas, **seconded** by Mr. Brown and unanimously carried [by voice vote] to have the Board Attorney contact the applicant regarding withdrawal of the application as an alternative to dismissal without prejudice.

**NEW BUSINESS**

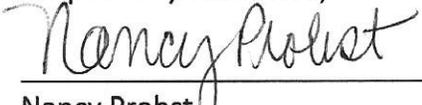
There was no new business to discuss.

**PUBLIC COMMENT**

There was no public comment.

**ADJOURNMENT**

**Motion** by Mayor McMullin, **seconded** by Mr. Brown and unanimously carried to adjourn the meeting at 7:32.

Respectfully submitted,  
  
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Nancy Probst  
Planning Board Secretary

**APPROVED 08/24/16**