

BOROUGH OF RARITAN
Planning Board Regular Meeting
MINUTES
April 26, 2017

CALL TO ORDER

Chairman Miller called the meeting to order at 7:05 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 and Star Ledger on January 6, 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.
	Mayor McMullin		Stan Schrek, P.E.
	Councilman Z. Bray		
	Mr. J. Gausz		
	Ms. D. Thomas		
	Mr. B. Cunningham		
	Mr. E. Wilde	Absent:	Mr. Krajewski
	Mr. R. Zack		Vice Chairman Brown
	Mr. D. Fortkus		
	Mr. M. DeCicco		
	Ms. A. Goetsch		

ENGINEERING REPORT

Mr. Schrek advised that Raritan 503 LLC was scheduled to begin work soon.

CONSTRUCTION/ZONING OFFICIAL REPORT

Mr. Gara indicated that he had nothing new to report.

TRC MEETING UPDATE

Chairman Miller advised that there were no TRC meetings scheduled.

DISCUSSION

Master Plan Reexamination

Mr. Schrek advised that Angela Knowles will be setting up Committee meetings.

APPLICATION/HEARING

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

The Board Attorney announced that the matter would be carried to 05/10/17 without further Notice as a result of defective [newspaper] Notice.

APPLICATION/HEARING

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

Attorney Andy Norin of Drinker Biddle & Reath LLC advised that outstanding engineering issues had been resolved and that the applicant would be presenting additional renderings which were tweaked in response to Board comments. He advised that the school buses presently pick up at the corner of Second Avenue and Third Street in response to a question from the Board Attorney.

Applicant Joseph Forgione was sworn in. He provided an overview of the project and explained how it evolved over time.

Exhibit A-3 was identified as a series of perspectives and marked into testimony. Handouts were provided.

Exhibit A-4 containing 6 sheets of renderings was distributed and marked into testimony.

Mr. Forgione identified the revisions that had been made with respect to Exhibit A-3. Citing accessibility and proximity to both rail and pharmaceutical companies, he spoke to what attracted him to Raritan. He highlighted the various features and amenities of the project including the bike share program [Zagster], parking deck access, virtual fitness, club room, onsite 24 hour superintendent, onsite leasing agent, porters for the corridor building and garbage chutes. He offered that the design would not overpower the neighborhood.

In response to a question from Mr. Zack, the applicant's Architect, Angela Koselicki confirmed that the brick on the garage would match the rest of the brick around the building.

Exhibit A-5 (sheet 4 of the handout) which was identified as the First Avenue elevation was marked into testimony and discussed at length. Mr. Waldron suggested that the building materials should turn the corner. Mr. Forgione consented to wrapping it.

Mr. Forgione indicated that advertising begins in the library in response to a question from Mr. DeCicco as to whether Raritan residents would receive preference on the affordable units. Ms. Rubright affirmed that marketing would be done in accordance with Affordable Housing guidelines. Mr. Forgione confirmed that they would oversee the Affordable Housing component with the Borough's consent.

Mr. Forgione advised that the acoustical engineer would have information on decibel levels for the air conditioning system and that they would meet code in response to a question from Mr. DeCicco.

Mr. Waldron asked Mr. Forgione to return to Exhibit A-3 and pointed out that the sidewalk to the building appears to be paved. Mr. Forgione clarified that it would be landscaped and indicated that the shift in sidewalk closer to the curb appears on the engineering plans.

The Chairman opened the floor to questions of Mr. Forgione at 7:36. There were none.

Access from the complex to the train was discussed in response to a statement from Mayor McMullin that the Borough created the redevelopment zone as a TOD in order to encapsulate Block 81. Mr. Forgione

explained that Kevin Codey was in contact with NJ Transit. A discussion ensued as to whether it might be prudent for the Borough to act as the applicant for the easement. Mr. Norin advised that four out of seven departments had approved the proposal to date. He indicated that the applicant would have no objection to the Borough stepping in. Mayor McMullin directed them to proceed in the primary role with the Borough continuing to act in a supporting capacity. Mr. Forgione and Mayor McMullin agreed that they would collaborate in order to obtain approval for the walkway and construct it. Mayor McMullin remarked that access to the train was core to the project. He offered that as a contracting agent with NJ Transit, the Borough has different capabilities than a private company.

Mr. Zack asked about potential economic impacts if approval for the walkway was not received. Mr. Norin referred to the approval as an enhanced amenity and indicated that there would still be a desire to proceed with the project. Mr. Schrek shared that given the 10 minute walking distance, it would still meet the requirements of a TOD without the connection according to the Redevelopment Planner. He offered that it would have to be worked out in the mechanics of the resolution. A discussion ensued between the Board Attorney and the Board Engineer about the resolution language. Mayor McMullin offered that what was discussed was that best efforts be made to secure the connection.

New road surfacing on Third Street and Second Avenue was discussed. Chairman Miller offered that since there had been no feedback from the Fire Chief or Fire Official that there was no justification for pushing the issue of the enhanced fire sprinkler system. Ms. Rubright affirmed that any changes to code would need to be addressed.

Mr. Norin confirmed that the developer would provide window treatments throughout the building.

Chairman Miller opened the floor to questions/comments at 8:00. There were none.

Motion by Mr. Gausz, **seconded** by Mr. DeCicco to approve the application for Preliminary and Final Site Plan with conditions as stated by the Board Attorney. Mayor McMullin's request for electronic submission of as builts was acknowledged by the applicant's team.

ROLL CALL

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

Nay: Mr. Wilde

Abstain:

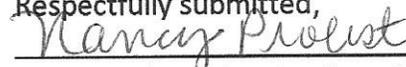
PUBLIC COMMENT

The Chairman opened the floor of public comment.

ADJOURNMENT

Motion by Councilman Bray, **seconded** by Mr. Zack to adjourn at 8:06.

Respectfully submitted,



Nancy Probst, Planning Board Secretary

APPROVED 05/10/17