

BOROUGH OF RARITAN
Planning Board Meeting
MINUTES
February 28, 2018

CALL TO ORDER & FLAG SALUTE

The Chairman called the meeting to order at 7:04 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 November 30, 2017 and The Star Ledger on January 10, 2018. 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:	Mr. R. Miller Councilman N. Carra Ms. D. Thomas Mr. R. Zack Mr. M. DeCicco Mr. J. Gausz Mr. W. Cunningham Ms. A. Goetsch Mr. T. Delacruz	Also Present:	S. Rubright, Esq. S. Schrek, P.E. (VCEA) M. Mulcahy, Zoning Official
		Absent:	Mr. J. Krajewski Mayor McMullin

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Motion by Mr. Gausz, **seconded** by Councilman Carra and unanimously carried to approve the **January 24, 2017 Reorganization Meeting Minutes**, as presented.

ROLL CALL

Aye: *Chairman Miller, Councilman Carra, Ms. Thomas, Mr. Cunningham, Mr. Gausz, Mr. DeCicco, Ms. Goetsch, Mr. Delacruz*

Nay:

Abstain:

MINUTES

Motion by Mr. Cunningham, **seconded** by Mr. Gausz and unanimously carried to approve the **January 24, 2017 Regular Meeting Minutes**, as presented.

ROLL CALL

Aye: *Chairman Miller, Councilman Carra, Ms. Thomas, Mr. Cunningham, Mr. Gausz, Mr. DeCicco, Ms. Goetsch, Mr. Delacruz*

Nay:

Abstain:

RESOLUTIONS

PB-2018-05

**Malinowski (Block 96, Lot 17
13 East Somerset Street**

Motion by Ms. Thomas, **seconded** by Councilman Carra and unanimously carried to approve the resolution, as presented.

ROLL CALL

Aye: *Chairman Miller, Councilman Carra, Ms. Thomas, Mr. Cunningham, Mr. Gausz, Mr. DeCicco, Ms. Goetsch, Mr. Delacruz*

Nay:

Abstain:

TRC UPDATE

The Chairman reported that there had been no TRC meetings and that there were none scheduled.

ENGINEERING REPORT

Mr. Schrek provided updates on the following matters:

- Introduction of a Council ordinance amending the handling of Developer Escrows under NJ S3233.
- Green Acres Diversion Public Hearing (to be held at the County on 03/15/18 at 7pm)
- Realignment of Orlando Drive which resulted in a discussion regarding diversion
- Components and improvements of/within the Phase III project
- LabCorp (Preconstruction meeting held)

In response to a question from Chairman Miller, Mr. Schrek spoke to DEP mandated Board member training with respect to the Borough's Stormwater Management Permit.

ZONING OFFICIAL REPORT

Mr. Mulcahy spoke to issues with Notice on the [pending] Bongiovi application. Ms. Rubright announced that the public notice [as presented] appeared to be acceptable, provided that both notices went out in the envelopes to all parties. Mr. Mulcahy confirmed that some of parties on the 200' list had not been noticed.

APPLICATION/HEARING

Bongiovi

Block 40, Lot 3 (100 Second Avenue)

Site Plan/Bulk Variances

The Board Attorney announced that the hearing would be carried to 03/28/18 pending receipt of proof of notice to include certification of mailing and affidavit of publication.

MISCELLANEOUS

Ms. Thomas advised that the new developer for Block 81, Yaakov Klugman had been vetted by the Committee. She advised that the original Project Manager for JMF (Kevin Codey) would not change and that the projected demolition date was March/April.

Mr. Miller advised that the Mayor was looking for input from the Board on a request from Habitat for Humanity to erect offsite signage directing people to their proposed facility on Johnson Drive. The Board Attorney advised that off site signs need Use Variances. A discussion ensued about the possibility of temporary signage.

PUBLIC COMMENT/ADJOURNMENT

The Chairman opened the floor to public comment. There was none.

Motion by Mr. DeCicco, **seconded** by Mr. Gausz and unanimously carried to adjourn the meeting at 7:37.

Respectfully submitted,

Nancy Probst, Planning Board Secretary

APPROVED _____