

BOROUGH OF RARITAN
Planning Board Meeting
MINUTES
April 25, 2018

CALL TO ORDER & FLAG SALUTE

The Chairman 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 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 | Absent: | Mr. T. Delacruz |
| | Mayor C. McMullin | | Ms. J. Krajewski |
| | Councilman N. Carra | | |
| | Mr. M. DeCicco | | |
| | Mr. W. Cunningham | | |
| | Ms. A. Goetsch | | |
| | Mr. R. Zack | | |
| | Ms. D. Thomas | | |
| | Mr. J. Gausz | | |
| Also Present: | S. Rubright, Board Attorney | | |

MINUTES

Motion by Councilman Carra, **seconded** by Ms. Goetsch and unanimously carried to approve the **March 28, 2018 Minutes**, as amended to reflect the vote of Mr. Carra rather than Mr. Bray [page 3], the arrival time of Mr. Delacruz [page 1] and the addition of Mr. Gausz to the TRC Committee [page 1].

ROLL CALL

Aye: Chairman Miller, Mayor McMullin, Councilman Carra, Mr. Cunningham, Mr. DeCicco, Ms. Goetsch

Nay:

Abstain:

Motion by Ms. Thomas, **seconded** by Mr. DeCicco and unanimously carried to approve the **April 10, 2018 TRC Minutes**, as amended to reflect the correct spelling of Randy Breitman's name.

ROLL CALL

Aye: Chairman Miller, Ms. Thomas, Mr. DeCicco

Nay:

Abstain:

TRC UPDATE

The Chairman reported that a TRC meeting had been held on April 10 in order to discuss a change in use/occupancy for Raritan Johnson Associates and that another TRC meeting was scheduled on April 26

in order to discuss a proposal for development of apartments with Mr. Tropicano near the jewelry store. TRC policies/protocol were discussed in response to a comment from Mayor McMullin about when it is appropriate for an applicant to come before the TRC. The Board Attorney advised that in some towns, the TRC is used for streamlining and/or for technical/procedural issues in order to provide an applicant with direction. Discussion ensued about clarifying the process via the ordinance. Chairman Miller offered that historically, Mr. Schrek has dealt with a lot of the issues. The Board Attorney offered to look at the policies in other municipalities with respect to TRC in response to a question from Mr. Miller.

ENGINEERING REPORT

In the absence of Mr. Schrek, there was no report.

ZONING OFFICIAL REPORT

In the absence of Mr. Mulcahy, there was no report.

PLANNER'S REPORT

In the absence of Ms. Knowles, there was no report.

RESOLUTIONS

Bongiovi

Block 40, Lot 3 (100 Second Avenue)

Bulk Variances

Motion by Mayor McMullin, **seconded** by Mr. Cunningham and unanimously carried to approve the resolution, as presented.

ROLL CALL

Aye: Chairman Miller, Mayor McMullin, Councilman Carra, Mr. Cunningham, Mr. DeCicco, Ms. Goetsch

Nay:

Abstain:

Bongiovi

Block 40, Lot 3.01 (98 Second Avenue)

Use Variance

Motion by Mr. Cunningham, **seconded** by Ms. Goetsch and unanimously carried to approve the resolution, as presented.

ROLL CALL

Aye: Chairman Miller, Mr. Cunningham, Mr. DeCicco, Ms. Goetsch

Nay:

Abstain:

MISCELLANEOUS

Chairman Miller announced that the groundbreaking for Block 81 would be held on June 12. Mayor McMullin confirmed the date and spoke briefly about LabCorp and an artistic grant from the County which he advised that the Borough would be applying for.

PUBLIC COMMENT/ADJOURNMENT

The Chairman opened the floor to public comment.

Vicki Malfatano of 1018 Arnold Avenue expressed concern over the properties on Johnson Drive. She explained that there had been movement of one of the buildings [along with a piece of equipment] closer to her home "without a variance, permit or CO." Chairman Miller clarified that she was referring to Somerset Wood Products. Ms. Malfatano related that she had been told they did not need a variance because they only made minor modifications. Ms. Rubright explained that the Board has no jurisdiction on this matter as they only hear development applications.

Ms. Malfatano was advised that the County responded to the site with a sound meter and that Somerset Wood has put in an order for a sound muffling device in response to these complaints. Ms. Malfatano was advised to speak with the Zoning Officer and Construction Official. Further discussion about her recourse ensued after she said she had already tried. Procedure for complaints regarding the process was discussed at length.

The meeting was adjourned at 7:41.

Respectfully submitted,


Nancy Probst, Planning Board Secretary

APPROVED 7/25/18