

**BOROUGH OF RARITAN**  
Planning Board Meeting  
**MINUTES**  
August 22, 2018

**CALL TO ORDER & FLAG SALUTE**

The Chairman called the meeting to order at 7:03 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**

<b>Present:</b>	Mr. R. Miller	<b>Absent:</b>	Mr. J. Krajewski
	Mayor C. McMullin		Mr. J. Gausz
	Councilman N. Carra		
	Mr. W. Cunningham		
	Ms. Thomas		
	Mr. DeCicco		
	Mr. R. Zack		
	Ms. A. Goetsch		
	Mr. T. Delacruz		

**Also Present:** Susan Rubright, Board Attorney  
Stan Schrek, P.E.  
Angela Knowles, P.P.

**MINUTES**

**Motion** by Ms. Goetsch, **seconded** by Mayor McMullin and unanimously carried to approve the **July 25, 2018 Minutes**, as presented.

**ROLL CALL**

**Aye:** *Chairman Miller, Mayor McMullin, Councilman Carra, Mr. Cunningham, Ms. Goetsch*  
**Nay:**  
**Abstain:**

**TRC UPDATE**

**Motion** by Ms. Thomas, **seconded** by Mr. DeCicco and unanimously carried to approve the **April 26, 2018 TRC Minutes**, as presented.

**ROLL CALL**

**Aye:** *Chairman Miller, Ms. Thomas, Mr. DeCicco*  
**Nay:**  
**Abstain:**

Chairman Miller advised that he would be reviewing information provided by the Board Attorney and Engineer regarding TRC protocol/guidelines in other municipalities and making a recommendation to facilitate further conversation on the matter.

## **ENGINEERING & PLANNING REPORTS**

Mr. Schreck provided status updates on the following projects:

- Block 81. Demolition close to being finished. Review of drawings for the underground detention system below the parking garage pending.
- LabCorp. Pre-construction meeting held. Temporary parking was approved administratively. New pedestrian route being established (will be working with LabCorp to establish a crosswalk). Improvements completed in the rear that were said to be advancing the Site Plan.
- Raritan 503 ("strip mall"). Progress slowed on site due to the discovery of environmental issues (asbestos pipe, abandoned water lines, etc. -regulated material which require remediation).
- Quick Check. Interior work and landscaping still to be done. Fuel delivery driver unaware of approved route for trucks.
- DOT Grant. Sidewalks being done in same material as stone from quarry.

Mr. Schreck spoke to maintenance issues at the new Veterans Park which the Mayor acknowledged he would look into.

## **PLANNERS REPORT**

Ms. Knowles advised that the Borough has an interview in September in connection with their application for a technical assistance grant with the NJPA. She spoke at length to a project with the Emerging Centers Program which she advised would define a study area from First Avenue up to the Shell Gas Station and would also aim to show impact on surrounding areas. She related that the end result would be an economic and redevelopment plan inclusive of a marketing plan with a projected 2019 state date. There was a brief discussion on how this would tie in with other grants relative to the wayfinding plan, other redevelopment plans and the Orlando Drive visioning plan. Mayor McMullin spoke briefly on how this came to pass. Mr. Schrek spoke about other opportunities; two DOT grants in particular.

An extensive discussion ensued about bicycle and pedestrian circulation in the Borough. Mayor McMullin advised that the subject of circulation from east to west had become a topic despite focus having been more on north to south until recently. He discussed a concept plan which had been developed along a route driven by First Avenue leading to a safe crosswalk at the intersection of First Avenue and Third Street and spoke to recent conversations with David Stires regarding the inclusion of a pedestrian circle on ITS property in the hopes of creating a more pedestrian/bicycle friendly situation. He also advised that LabCorp had been receptive to working with the Borough in an effort to try to establish an isolated bike/pedestrian path with respect to Johnson Drive in order to connect to other outlying areas such as Ortho, Stonebridge, Tillman and Duke Island. Other prospective paths were discussed.

Asserting that safety was a priority over speed, Mayor McMullin related that there had been no complaints about the recently installed speed humps. An extensive discussion ensued on pedestrian safety with respect to circulation/intersections around Block 81 in response to comments from the Mayor about the Board Engineer's presentation to Council. Mr. Schrek offered that he would forward said comments to the Board.

Citing the Borough's relationship with New Jersey Transit, Mr. Cunningham offered comments on the concept of a pedestrian overpass on Route 202 as well as an idea for a safe way to transition to the north side of Johnson Drive/cross First Avenue by way of a bridge next to the overpass/bike path behind LabCorp with access to the railroad tracks. Ownership of the tracks was discussed (Conrail v. NJX). Ms. Goetsch offered comments on the lack of crosswalk to connect with the train from LaGrange St. Mayor McMullin offered comments on the north/south connection particularly with respect to access to play areas on both sides.

## ZONING OFFICIAL REPORT

In the absence of Lou Gara, there was no Zoning/Construction Official report.

## RESOLUTIONS

- **Information Technology**

**1003 US Highway 202 (Block 31, Lot 4.01)**

**Site Plan (Walking Trail)**

**Motion** by Mr. Cunningham, **seconded** by Ms. Goetsch and unanimously carried to adopt the approval resolution, as written [excepting minor editorial changes in the copy that was distributed prior to the meeting].

### ROLL CALL

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

**Nay:**

**Abstain:**

- **East Ridge NJ, LLC**

**119 Route 202 (Block 29, Lot 1)**

**Minor Subdivision**

**Motion** by Mayor McMullin, **seconded** by Councilman Carra and unanimously carried to adopt the resolution as written, [excepting minor editorial changes in the copy that was distributed prior to the meeting].

### ROLL CALL

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

**Nay:**

**Abstain:**

## MISCELLANEOUS

Chairman Miller recapped prior discussion on the formation of an ad hoc committee to discuss zoning relevant to cannabis dispensaries. Committee members were identified as Mr. Cunningham, Councilman Carra and Ms. Goetsch with Mr. Cunningham to schedule an initial meeting in his capacity as Chairman. The Board Attorney spoke to the process for implementing their suggestions. A brief discussion on several aspects of marijuana legalization ensued. Ms. Rubright offered to forward general information as well as information on pending legislation regarding same. Further discussion on the manner in which other municipalities and states are handling the issue and state regulations with respect to taxation ensued. Mayor McMullin clarified that he would like the committee to look at the town geographically and provide guidance in that regard. The Board Attorney confirmed that it could be zoned as a conditional use in response to a question from the Engineer.

## PUBLIC COMMENT/ADJOURNMENT

The Chairman opened the floor to public comment.

Referencing testimony from the Quick Check Land Use Board hearing, **Tom Brown of 18 Elmer Avenue** reminded the Board of an approval condition regarding routing of the fuel trucks. The Board Attorney offered that resolution compliance would be addressed prior to issuance of a CO. The Chairman added that it was an enforcement issue.

With respect to prior discussion on crosswalks, Mr. Brown advised that there were no speed limit signs posted on Thompson St. "from Somerset all the way to 202 on either side of the road" and none present as you enter Raritan from Route 206 until "well past the library." The Board acknowledged his comments and the Mayor, as well as the Chairman thanked him for his input. The Public Comment period was closed.

An announcement was made that the Board would be entering into Executive Session in order to discuss matters of attorney/client privilege and potential litigation.

A **Motion** into Executive Session was made by Mayor McMullin, **seconded** by Mr. Zack and unanimously carried.

**ROLL CALL**

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

**Nay:**

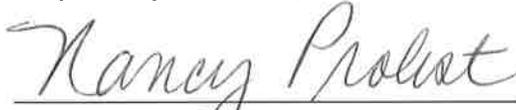
**Abstain:**

The Board returned from Executive Session at 8:24. An announcement was made that no action had been taken/needed to be taken.

Availability for a meeting of the newly formed ad hoc Cannabis Committee was discussed. Mr. Cunningham advised that the Committee would meet at the Library on Sept. 4th at 6:30.

**Motion** by Mr. Zack, **seconded** by Ms. Goetsch to adjourn at 8:26.

Respectfully submitted,

  
Nancy Probst, Planning Board Secretary

APPROVED

9/26/18