

BOROUGH OF RARITAN
Land Use Board Meeting
MINUTES
October 24, 2018

CALL TO ORDER & FLAG SALUTE

The Chairman called the meeting to order at 7:01 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 Mayor C. McMullin Councilman N. Carra Mr. M. DeCicco Mr. W. Cunningham Ms. D. Thomas Mr. J. Gausz Mr. T. Delacruz Ms. A. Goetsch	Absent:	Mr. R. Zack Mr. J. Krajewski
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Also Present: Susan Rubright, Board Attorney
Angela Knowles, P.P.
Lou Gara, Zoning Official

MINUTES

Motion by Mr. Gausz, **seconded** by Mr. Delacruz and unanimously carried to approve the **September 26, 2018 Minutes, as revised** to reflect the change in TRC meeting date (page 1) and applicant's name (page 5).

ROLL CALL

Aye: Chairman Miller, Mayor McMullin, Mr. Cunningham, Ms. Thomas, Mr. Gausz, Mr. Delacruz

Nay:

Abstain:

The **August 22, 2018 Executive Session Minutes** were carried.

RESOLUTION

- **Raritan Orlando Drive Associates - 21 Orlando Drive (Block 116.02, Lots 3&4)
Denial of Extension of Preliminary & Final Site Plan**

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

ROLL CALL

Aye: Chairman Miller, Mayor McMullin, Mr. Cunningham, Mr. Gausz, Mr. Delacruz

Nay:

Abstain: Ms. Thomas

TRC UPDATE

Chairman Miller advised that the Minutes of the 10/4/18 TRC meeting were in progress and confirmed that a TRC was scheduled for 11/08/18 with respect to First Avenue & Somerset Street.

ENGINEERING REPORT

In the absence of the Board Engineer, there was no update.

ZONING OFFICIAL REPORT

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

PLANNERS REPORT

Ms. Knowles provided an update on the status of the recently approved grant from the NJTPA for the Economic Development Study involving Somerset Street and surrounding areas. A recent site visit with officials of the Agency was discussed. Ms. Knowles advised that she would be working with the Authority to refine the scope of the project. Mayor McMullin expanded on this and explained that public input would be also be intricate to the process.

APPLICATIONS/HEARINGS

- **Raritan Johnson Associates - 1,2&5 Johnson Drive (Block 62, Lot 3)
Preliminary & Final Site Plan**

Chairman Miller announced that the matter would be carried to 11/18/18 pending proof of [re]Notice.

SITE PLAN WAIVER/EXEMPTION

- **Candyland (Barry Krinsky)
44 West Somerset Street (Block 90, Lot 22)**

Barry Krinsky was sworn in. The Board Attorney reviewed the section of the ordinance governing Site Plan Waivers and provided an overview of his application.

Mr. Krinsky provided an overview of the business describing it as primarily retail with a party/instructional class component. Mr. Krinsky spoke to the number of employees, parking need/availability and hours of operation. He testified that there were no exterior changes anticipated.

The Chairman opened the floor to questions at 7:22. There were none.

Mr. Krinsky thanked Mr. Gara for his assistance throughout the process.

Motion by Mr. Gausz, **seconded** by Ms. Thomas and unanimously carried to grant the Site Plan Waiver/exemption.

ROLL CALL

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

Nay:

Abstain:

MISCELLANEOUS

Chairman Miller reminded the Board members about the Stormwater training to be completed.

Mr. Cunningham provided an update on the findings of the Ad hoc "Cannabis Committee." He explained that they would be looking for input from the Board Attorney at this point and would be able to make a presentation to the Board on their findings thereafter.

PUBLIC COMMENT

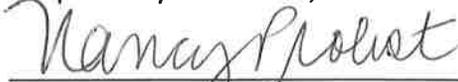
The Chairman opened the floor to questions/comments at 7:25

Sarah Trent identified herself as the founder of Middle Valley Partners [MVP], a Medical Marijuana company which she explained has indentified Raritan as a potential business site. She spoke briefly about their recent appearance before the Council in an attempt to engage the Town.

ADJOURNMENT

Motion by Mr. DeCicco, **seconded** by Mr. Gausz to adjourn at 7:28.

Respectfully submitted,



Nancy Probst, Land Use Board Secretary

APPROVED 1/23/19