

RARITAN PLANNING & ZONING BOARD
22 First Street
Raritan, New Jersey

Minutes of June 25, 2003:

Present: Coouncilman A. Hudak
Mr. T. Granahan
Mr. A. Laggini
Mr. R. Miller
Mr. W. Salerno
Mr. A. Soriano

Absent: Mayor P. Possessky
Mr. P. Strub
Mr. J. Tozzi

Also present: Mr. J. Sena, Attorney
Mr. S. Schrek, Engineer
Mr. M. Gupko, Zoning Officer

Chairman T. Granahan called the meeting to order at 7:30 P.M.

On motion by Mr. W. Salerno, seconded by Mr. R. Miller, the Minutes of May 7, 2003 were approved by roll call vote. Councilman A. Hudak abstained.

Approval of the Executive Minutes of May 7, 2003 was postponed until the July meeting. Mr. J. Sena, attorney, requested the postponement because of minor changes to be made.

On motion by Mr. R. Miller, seconded by Mr. W. Salerno, the Minutes of May 28, 2003 were approved with corrections. Mr. J. Sena said it was the board's recommendation to hold a special meeting at 6:00 P.M. on Tuesday June 10, 2003 and that it was not my idea or recommendation. Although not listed, Mr. A. Soriano was present at the May 28, 2003 meeting.

On motion by Mr. R. Miller, seconded by Mr. W. Salerno, the Minutes of June 10, 2003 were unanimously approved.

Raritan Town Center, LLC - Preliminary & Final Site Plan Approval with Bulk Variances
Re: Block 116, Lot 12 and /or Waivers
Block 116.02, Lot 12.01

Mr. D. Soriano, attorney for the applicant, said I have asked my client to appear here to discuss extending the time for board action and to schedule a special meeting. When we schedule another meeting, we do not have to re-notice again.

Mr. J. Sena, attorney, said if we schedule another meeting here tonight and your notice is sufficient, then it covers you legally and the board legally. Mr. D. Soriano had volunteered to notice again for tonight's meeting. It was not a requirement of law but he did it as a curtesy to the board.

Chairman T. Granahan said we are going to be scheduling a special meeting, specifically for this project, how are those people going to be notified.

Mr. D. Soriano remarked that if people are interested, they would be here tonight.

Mr. J. Sena, attorney, said Mr. D. Soriano is compliant with the law and if a continuance is granted tonight, then that's sufficient notice for the public.

Chairman T. Granahan said there's really just two issues for tonight and that is we would like to push back to the end of September the need for the continuation.

The specific date would be September 24, 2003. I believe we should be in a position to hear the continuation of this application on the week of July 7th or 10th. I asked the Mayor which dates are available to him. He said July 10th or 11th would be fine. Everyone agreed to Thursday July 10, 2003 but in the event the conference room is already booked, the meeting will be held downstairs. The other date I would like to consider is Thursday August 14, 2003 but in the event the conference room is booked, the meeting will be held downstairs.

Councilman A. Hudak said he cannot attend the July 10, 2003 meeting because he will be in the hospital for a knee operation. He will attend the August 14, 2003 meeting.

Michael Patente asked why you couldn't have a regular meeting date instead of July 10th and August 14th.

Chairman T. Granahan replied by saying I think it is reasonable to believe that there's going to be an extensive amount of testimony given. There's two ways we can do this and if we have this only on regularly scheduled meeting, that means the normal citizenry and that is this application may be either held up because we have a 10:30 P.M. time limit on it and I don't think that's fair. I also think it's reasonable to state that a project that's going to take up this much time in testimony and questions and materials to be reviewed and to give the public adequate time to ask questions. I think it's reasonable to have a few special meetings.

Mr. William Cuningham, 31 Glaser Ave. wanted to know why we will not be notified regarding the July 10th meeting.

Mr. J. Sena, attorney, said the applicant is not required, by law, to notify the surrounding residence. The meeting that was scheduled tonight was for issues that applicant is providing, therefore, the board felt this was fruitful to table the meeting for tonight.

Mr. Sena continued by saying, for the purpose of clarity, I want to make a statement to the board regarding the notice for this hearing. The notice for this hearing was quite extensive in notifying the surrounding municipalities and also in notifying the County Planning Board and providing them with a copy of the plan. It is my understanding that the County had a copy of the plan, so I provided them with the notice of the meeting and sent them, overnight, a copy and I think they received it Monday. If the board feels that notice is insufficient, then we can schedule another meeting.

Chairman T. Granahan said I'm satisfied that they have sufficient information and sufficient notice. The second item on the agenda is for Mr. Susan Gruel to give her presentation.

Ms. Susan Gruel said I'm with the Planning Firm of Heyer, Gruel & Associates. We are obtained as the consultant team to take care of the Regional Center Strategic Plan as well as the Master Plan update for each of the communities of the Regional Center comprising Bridgewater, Somerville and Raritan. I will note that you are the first to have a hearing and to really adopt your Master Plan update that is coordinated with the efforts of the Regional Center Partnership. In 1996 the Regional Center was designated as such and by the State Planning Commission and it's my understanding it was the first Regional Center designated by the State. Subsequent to that in 1998, there was a Regional Center initiative Administration. This portion of the process is really to implement and refine that vision and the goals of each community's Master Plan to make sure that is consistent and there is interrelationship and a coordination as well as currently with the Regional Center Strategic Plan which is part of the process. Ultimately, we have to adopt the Master Plan

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as it relates to Raritan, Somerville and Bridgewater. The Regional Center Plan is really a coordination of what is in all of the Master Plans. Again, it's interrelated and coordinated document. The Master Plan is the Planning Board's responsibility, it sets the policies and goals which are then implemented through Ordinances and that is within the jurisdiction and responsibility of the Mayor and Council. This, again, establishes the policy, the details as how the policies are implemented all through the Ordinances. You know how that works because you have to review applications through the Ordinances. So that meeting again has been working particularly to get this document in line to make sure that it reflects your goals as well as the goals of the Regional Center.

Mr. J. Sena, attorney, remarked we adopt the Master Plan and it becomes the Master Plan for the borough and then the Council can take this as their plan and not in accordance, if they feel that they have sufficient planning information to not act in accordance with the plan. This is the combined plan that the board has come up with. He continued by saying, if the issue is solved, the Council may wish to wait to the Official Resolution is drawn and approved by the Planning Board at the appropriate time and at the appropriate meeting. There is some discrepancy in the law as to when the time period to act can begin when the Resolution is approved.

I want to make it clear, on the record, that this is not the entire Master Plan with the board. Last week the board adopted a part of the Housing Element and Fair Housing which this will be an addition to that regarding the COAH. The two documents legally will make up the Master Plan.

Chairman T. Granahan asked for comments from the audience.

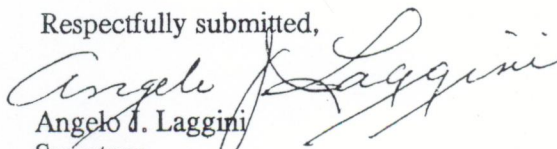
There were no comments

Chairman T. Granahan asked for a motion and second to adopt the Master Plan.

On motion by Mr. Anthony Soriano, seconded by Mr. Richard Miller and unanimously approved that we adopt the Master Plan.

There being no further business, the meeting was adjourned at 8:25 P.M. on motion by Mr. A. Soriano, seconded by Mr. W. Salerno and unanimously approved.

Respectfully submitted,


Angelo J. Laggini
Secretary