

**PLANNING BOARD  
REGULAR MEETING  
AGENDA**

**June 27, 2023**

**CALL TO  
ORDER**

The Regular meeting shall be called to order at 7:00 p.m.

1 City Hall Plaza  
Rahway, NJ 07065

Adequate notice of this meeting, as required by the New Jersey Open Public Meetings Act, also known as the Sunshine Law, has been provided by an Annual Notice sent to the City's official newspaper NJ Star Ledger on January 12th, 2023 and posted on the bulletin board in the of the Municipal Complex, posted on the City website, and filed with the Clerk of the City.

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**FLAG SALUTE**

The Board will then salute the flag.

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**ROLL CALL**

On a call of the roll, the following Board Members and Officials should be present:

**BOARD**

Mr. Raymond Giacobbe, Mayor; or,  
Mr. Eric Miles, Mayor's Designee  
Mr. Jeremy Mojica, Commissioner  
Mr. Kyle Gustofson, Commissioner  
Ms. Karla Timmons, Commissioner  
Mr. Robert Simon, Commissioner  
Ms. Ruta Padulo, Commissioner  
Mr. Alexander Shipley, Commissioner  
Mr. William Cladek, 1<sup>st</sup> Alternate Commissioner  
Mr. Christopher Brown, 2<sup>nd</sup> Alternate Commissioner  
Mr. William Hering, Vice Chairman, Commissioner  
Mr. Jeffrey Robinson, Chairman, Commissioner  
Mr. Karl P. Kemm, Esq, Board Attorney  
Ms. Jacqueline Dirmann, Board Engineer  
Ms. Leigh Fleming, Board Planner  
Mr. Steven Decker, Board Secretary

**MINUTES:** Any necessary changes to the Planning Board minutes of May 23, 2023 shall be made at this time and approved by action of the Commissioners.

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**REGULAR MEETING:**

William Grubbs and Deborah Rather Grubbs

1709 Lawrence Street

Application #12/22

Block 377 Lot 3

Requesting a (60) sixty day extension for subdivision due to extenuating circumstances

Plantabis Dispensary, LLC.

2077 US Highway 1

Application #02/23

Block 389 Lot 20, 22.01, 23.01

Applicant seeking Conditional Use approval and Minor Site Plan

**ORDINANCE & RESOLUTION REVIEW**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RAHWAY AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF RAHWAY TO UNDERSTAKE A PRELIMINARY INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 276, LOT 10 ON THE CITY OF RAHWAY'S TAX MAP, TO DETERMINE IF SUCH PROPERTIES QUALIFY AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RAHWAY AUTHORIZING AND DIRECTING THE PLANNING BOARD OF THE CITY OF RAHWAY TO UNDERSTAKE A PRELIMINARY INVESTIGATION OF CERTAIN PROPERTIES IDENTIFIED AS BLOCK 277 LOT 21 (211 East Inman Ave) ON THE CITY OF RAHWAY'S TAX MAP, TO DETERMINE IF SUCH PROPERTIES QUALIFY AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

A RESOLUTION DIRECTING THE PLANNING BOARD OF THE CITY OF RAHWAY TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN ON THE CITY'S TAX MAPS AS BLOCK 312, LOTS 1.01, 3, 4.01, 4.02, 4.03, 4.04, 5, & 23 (A/K/A 65-73 AND 97 E. MILTON AVENUE; 1308, 1334, 1340 AND 1348 PIERCE STREET; & 1305 AND 1349 – 53 FULTON STREET) SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

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A RESOLUTION DIRECTING THE PLANNING BOARD OF THE CITY OF RAHWAY TO INVESTIGATE WHETHER THE PROPERTY COMMONLY KNOWN ON THE CITY'S TAX MAPS AS BLOCK 154, LOTS 2.01, 6.01, 7.01 & 9 (A/K/A 1500 IRVING STREET, BROAD STREET, & 1405 and 1447 CAMPBELL STREET) SHOULD BE DESIGNATED AS AN AREA IN NEED OF REDEVELOPMENT, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq.

**MEMORIALIZE**

RDF Rahway Urban Renewal LLC.  
Bridge Street, Clarkson Place, Essex Street  
Application #02/23  
Block 322 Lot 1, 2, 3, 4.01, 4.02, 6, 7, 8, 10 & 11  
Applicant seeking preliminary and final major site plan

**COMMUNICATION**

**ADJOURN:** There being no further business; the meeting shall adjourn.