

**PLANNING BOARD
REGULAR MEETING
MINUTES**

April 25, 2023

**CALL TO
ORDER**

The Regular meeting was called to order at 7:12 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 of the Municipal Complex, posted on the City website, and filed with the Clerk of the City.

FLAG SALUTE

The Board will then salute the flag.

ROLL CALL

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

BOARD

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, 1st Alternate Commissioner
Mr. Christopher Brown, 2nd Alternate Commissioner
Mr. William Hering, Commissioner
Mr. Jeffrey Robinson, Commissioner
Mr. Karl P. Kemm, Esq, Board Attorney
Ms. Jacqueline Dirmann, Board Engineer
Ms. Leigh Fleming, Board Planner
Mr. Steven Decker, Board Secretary

*Board Engineer Jacqueline Dirmann was excused from the meeting.

Absent from this meeting: Commissioners Hering, Mojica, Timmons, Simon, and Brown with excused absences.

The meeting was called to order at 7:12pm.

Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record.

The following action took place.

REGULAR MEETING:

Board Planner Leigh Fleming was sworn in.

Commissioner Eric Miles was present at the meeting

ORDINANCE REVIEW

AN ORDINANCE AMENDING THE AMENDED AND SUPPLEMENTED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN TO PERMIT

Board Planner Leigh Fleming introduced the amended ordinance. This amendment adds quasi education uses to the Central Business District Redevelopment area, ie: music classes, trade schools, and anything educational but not formally done by the school district. The amendment also allows 1420 Irving Street, which is the old Wells Fargo building to be used as a music venue. This was in response to an application at the redevelopment agency. The music venue use was not added to the entire Central Business District, because it would be next to too many residential units. 1420 Irving is next to the train station so it wouldn't disrupt residential. Also included in the amendment was if a business has a patio and wants outdoor dining that is not permanent it will not need a parking requirement. As long as it is temporary and is at the same time period that sidewalk dining is allowed the parking requirement will not be needed.

Commissioner Cladek asked if this pertains to places outside the downtown. This does not, it is only the Central Business District.

Commissioner Shipley asked about the parking garage, and if after 5pm you can park for free up to 2 hours. He believes if the city loses more parking spots it could create more issue with the parking.

Planner Fleming stated that this won't take away parking spaces in most areas in the city. As long as it's seasonal and not permanent it will not trigger a parking requirement.

Chairman Robinson asked what a music venue consists of. Planner Fleming said live music, and music lessons. The live music venue will be a small venue.

Commissioner Gustofson motioned to approve the amendment to amend the supplemented Central Business District Redevelopment plan.

Motion: Commissioner Gustofson

Second: Commissioner Cladek

Yes: Commissioners Miles, Padulo, Shipley, Gustofson, Cladek, and Chairman Robinson

No: None

Abstain: None

Absent: Commissioners Hering, Mojica, Timmons, Simon and Brown

Motion Approved

MEMORIALIZE

1206 Westfield Ave. LLC.
1206 Westfield Ave.
Application #5/22
Block 189 Lot 44
Applicant seeking a Minor Subdivision

Attorney Kemm stated that the setbacks of the air conditioning unit has been resolved.

Commissioner Cladek motioned to approve the memorialization of the resolution for 1206 Westfield Ave, LLC.

Motion: Commissioner Cladek Second: Commissioner Gustofson

Yes: Commissioners Miles, Padulo, Shipley, Gustofson, Cladek, and Chairman Robinson

No: None

Abstain: None

Absent: Commissioners Hering, Mojica, Timmons, Simon and Brown

Motion Approved

MINUTES: Any necessary changes to the Planning Board meeting minutes of March 28th, 2023 shall be made and approved by action of the Commissioners

Motion: Commissioner Cladek Second: Commissioner Shipley

Yes: Commissioners Miles, Padulo, Shipley, Cladek, and Chairman Robinson

No: None

Abstain: Commissioner Gustofson

Absent: Commissioners Hering, Mojica, Timmons, Simon and Brown

Minutes Approved

An update of applications for the Planning Board was given.

Commissioner Cladek made a motion to adjourn the meeting.

Motion: Commissioner Cladek Second: Commissioner Shipley

Yes: Commissioners Miles, Padulo, Shipley, Gustofson, Cladek, and Chairman Robinson

No: None

Abstain: None

Absent: Commissioners Hering, Mojica, Timmons, Simon and Brown

ADJOURN: There being no further business; the meeting was adjourned at 7:40pm.