

**PLANNING BOARD  
REGULAR MEETING MINUTES**

**JUNE 26, 2018**

**CALL TO  
ORDER**

The Regular meeting was called to order at 7:01 p.m.

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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. Jeffrey Robinson  
Mr. William Hering  
Mr. Raymond Giacobbe, Mayor  
Ms. Danielle Newbury, Mayor's Designee  
Ms. Lisa M. DaSilva, Commissioner  
Mr. Jeremy Mojica, Commissioner  
Mr. Richard Watkins, Commissioner  
Mr. Robert Simon, Commissioner  
Mr. Alexander Shipley, 1<sup>st</sup> Alternate Commissioner  
Mr. Thomas O'Reilly, 2<sup>nd</sup> Alternate Commissioner  
Mr. Mary Pidgeon, Esq, Board Attorney  
Ms. Jacqueline Dirmann, City Engineer  
Mr. Paul A. Phillips, City Planner

\*Absent from this Meeting was Mayor Raymond Giacobbe. Commissioner Hering, Commissioner Newbury, Commissioner O'Reilly

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**MINUTES:** Any necessary changes to the Planning Board minutes of May 29th, 2018 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Simon;           Second: Commissioner Shipley

Yes: Commissioners, Mojica, Simon, Shipley and Robinson

No: none

Abstain: none

Absent: Commissioner Hering, Commissioner Newbury, Commissioner O'Reilly

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Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record. The following action took place:

### **SWEARING IN OF BOARD PROFESSIONALS**

The Chairman called upon the following application: **#02/18 Briad Development, LLC (Wendy's Restaurant) 90 St Georges Ave Rahway, NJ 07065 Block 274 / Lot 2 Applicant seeking amended preliminary and final major site plan approval.**

Michael Roth, PE of Bowman Consulting Group Ltd stated his name and affiliation; James Ardizzone of the Briad Group stated his name and affiliation and finally Richard S Schkolnick, the Attorney representing the applicant stated his name and affiliation. All were sworn in. An exhibit was presented numbered/titled A1 aerial photograph with the site plan and drive through lanes superimposed. Said exhibit was dated June 26<sup>th</sup>, 2018. Mr Schkolnick reiterated what the Board was to hear and what the applicant was seeking and introduced his two witnesses. Mr .Schkolnick spoke first covering the purpose of the proposal which was to modernize the space to be come more relevant in the marketplace. Franchises are required to update x number of stores and they selected Rahway. Their renovation relates to the Y lane which went above and beyond the basic building applications that were required. Y lane also assists in alleviating the back up of traffic. It has improved service for the restaurant. He also covered the pointed brought up by the professionals specific to the loading area; solid waste disposal and how operations will work during construction. Mr. Roth also covered the ask of Commissioner Shipley regarding concerning how diners leaving the restaurant will exit around the Y confirming that the shared lot doesn't change so it causes no hazard. Commissioners Watkins asked if there was interest in KFC and the response was no. Commissioner Watkins also asked if their plan was to replace the entrance to which the reply was yes.

Mr Roth then reiterated the purpose of the Y lane and the new menu board signs. A total of 4. Purpose is to improve the traffic; no impact on offsite traffic. Turning templates will be part of the compliance package. He also addressed the comments that were referenced on the engineer's report. Board Engineer gave the lighting option to their professionals. Mr. Schkolnick asked for a waiver as they have already provided sufficient lighting with their previous building enhancement. Commissioner Watkins said if they are already confirming nothing new is needed. Commissioner Shipley asked for clarity with respect to the pinch point and safety and Mr. Roth clarified. Commissioner Da Silva asked about yield and stop signs and Mr. Ardizzone clarified. Commissioner Simon had a question about the re painting of the parking lanes and Mr. Roth clarified. Commissioner Watkins asked about the easement on whether it is deeded, and Mr. Schkolnick clarified. Mr Schkolnick summarized how they have met all the positives and obligations of the application.

Motion: Commissioner Shipley; Second: Commissioner Da Silva  
Yes: Commissioners Mojica, Watkins, Simon and Robinson  
No: none  
Absent: Commissioner Hering, Commissioner Newbury, Commissioner O'Reilly

The Chairman called upon the following final application: **#03/19 Meridian Developers LLC 638 Grove Street Rahway, NJ 07065 Block 54 / Lot 16 Applicant seeking minor subdivision & Bulk C Variance.**

The Attorney Chris A Nelson introduced himself and stated his name and affiliation. Mr. Nelson then reiterated what the Board was to hear and what the applicant was seeking. The Board Attorney Jack Pidgeon spoke regarding the set back variance confirming that the variance is not necessary. He then read the Ordinance. What was identified as an issue however was the yard set backs. 35 vs 21  
The applicant calculated the setback from both Harvard and Grove, and assumed that a corner lot had two front yards. However, per the Planner's review, the definition of front yard in the Ordinance is the shorter lot line, ie. Grove Street. Therefore, an additional variance is required and was not included in the original application. The Applicant will resubmit a revised set of Plans.

Mr. Nelson asked if he can carry this application. Applicant will be able to carry by motion without notice. The public was not heard because they needed to speak to the case that was to be presented and since there will be changes it would not have made sense.

Motion: Commissioner Simon; Second: Commissioner Da Silva  
Yes: Commissioners Mojica, Watkins, Simon and Robinson  
No: none  
Absent: Commissioner Hering, Commissioner Newbury, Commissioner O'Reilly

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

