

**PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
MINUTES**

FEBRUARY 27, 2018

**CALL TO
ORDER**

The Reorganization meeting was called to order at 6:51 p.m.
With Regular meeting to follow.

FLAG SALUTE

The Board did the salute the flag.

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, 1st Alternate Commissioner
Mr. Thomas O'Reilly, 2nd Alternate Commissioner
Mr. John R. 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 excused himself at 7.02pm

MINUTES: Any necessary changes to the Planning Board minutes of June 27, 2017 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Dasilva; Second: Commissioner Shipley
Yes: Commissioners Newbury, DaSilva, Mojica, Simon, Shipley and Robinson
Abstain: Commissioners Watkins, O'Reilly
Absent: Commissioner Hering

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

REORGANIZATION MEETING: Elections to the Planning Board shall be made at this time and approved by action of the Commissioners.

A. Election of Chairman: Commissioner Jeff Robinson
Motion: Commissioner Hering; Second: Commissioner Watkins
Yes: Commissioners Newbury, DaSilva, Mojica, Watkins, Simon, Shipley, O'Reilly, Hering and Robinson
Absent: Mayor Raymond Giacobbe

B. Election of Vice-Chairman: Commissioner William Hering
Motion: Commissioner Simon; Second: Commissioner Watkins
Yes: Commissioners Newbury, DaSilva, Mojica, Watkins, Simon, Shipley, O'Reilly, Hering and Robinson
Absent: Mayor Raymond Giacobbe

C. Election of Secretary: Ann Marie Williams
Motion: Commissioner Watkins; Second: Commissioner Mojica
Yes: Commissioners Newbury, DaSilva, Watkins, Simon, Shipley, O'Reilly, Hering and Robinson
Absent: Mayor Raymond Giacobbe

OTHER BUSINESS:

1. **Adoption of resolution awarding Professional Services to the following three professionals**
 - D. Appointment of Engineer, Maser Consulting, PA, Jacqueline Dirmann**
 - E. Appointment of Attorney, Pidgeon & Pidgeon, P.C.**
 - F. Appointment of Planning Board Planner, Phillips Preiss Grygiel LLC**

Motion: Commissioner Simon; Second: Commissioner DaSilva
Yes: Commissioners Newbury, DaSilva, Mojica, Watkins, Simon, Shipley, O'Reilly and Robinson
Absent: Mayor Raymond Giacobbe, Commissioner Hering

REGULAR MEETING:

BOARD PROFESSIONALS WERE SWORN IN

OTHER BUSINESS:

1. Presentation to the Board for proposed minor changes to be made to the approved plans for the Dornoch Rahway II, LP project, Main & Monroe Street (Slokkar).

Robert Giannone of Fields Development Group stated his name and affiliation. John H. Hague of Greenbaum Rowe Smith & Davis LLP stated his name and affiliation. Both were sworn in.

Mr Hague advised on the project name change to Dornoch Rahway II, Urban Renewal

Mr. Giannone prefaced his discussion regarding the proposed changes that his firm was a partner in the project and not an architect.

Chairman Robinson accepted him as a witness.

Mr Giannone spoke to the display boards to explain the change in the façade as what was initially approved was a water color rendering. What was on the board is now actual color.

Mr Giannone also discussed the change of the entrance for both the North and South buildings to face each other on Monroe versus Main Street to better activate pedestrian traffic. They remain open to discussion on the commercial space. Lobbies facing each other also lends for a safer environment.

Chairman Robinson asked if there would be walkways/crosswalks to which Mr. Giannone replied that this too was still open for discussion with the Engineer.

Specific to the Main Street elevation view, the bottom was the approved plan which encompassed Retail Space and the Lobby. On the proposed, retail is more set in stone and the lobbies were moved. Northern view plan showed the same elevation.

New plans show brick which what was uniform to what was proposed.

The only noticeable change is the PTAK HVAC which is simply a grill which doesn't change the window or style.

Commissioner Watkins had a question on the façade material and Mr Hague confirmed it is Brick, Cast Stone at grade and brick and fiber cement above grade.

Final board was the final rendering shown to the board. Retail doesn't continue on Monroe extension. Lobbies are now on the Monroe façade and are still the same.

Commissioner Shipley questioned whether the lobby is to the right of the garage to which Mr Hague said no.

City Engineer Dirmann asked for confirmation on whether garage space was storefront. Mr Giannone confirmed no. City Engineer Dirmann then asked Commissioner Watkins if parking could be open to which replied that it is per code. Mr Giannone to confirm whether the garage will expel to the rear.

Commissioner Shipley asked if Monroe would be a one way; a public street and would there be parking with meters. City Engineer Dirmann confirmed it was a one way public street with some parking. Meters were to be determined but most likely.

Commissioner DaSilva questioned the doors to the lobby being only on Monroe and whether there was a safety concern. Mr Hague confirmed that each building has one lobby and there is

an additional parking exit and emergency exit doors. There will also be additional lighting. Both witnesses concluded.

Attorney Pidgeon reiterated to the Board that they were here to decide whether the changes presented here were minor and could be handled administratively then a motion could be made. Mr Giannone confirmed the historic fill (aka dirt) would be moved to a golf course and they expected to get started with the project soon.

Motion: Commissioner Watkins; Second: Commissioner Simon

Yes: Commissioners Newbury, DaSilva, Mojica, Watkins, Simon, Shipley and Robinson

Absent: Mayor Raymond Giacobbe, Commissioner Hering

**2. AN ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF RAHWAY
AMENDING THE AMENDED AND SUPPLEMENTED CENTRAL BUSINESS
DISTRICT REDEVELOPMENT PLAN PURSUANT TO N.J.S.A. 40A:12A-7**

City Planner Phillips stated that the ordinance was necessary to amend the current redevelopment plan for Block 154. This change would prohibit certain uses and promote a cohesive redevelopment project.

Commissioner Shipley questioned where exactly the lot was and City Planner Phillips advised. Commissioner Watkins reconfirmed the Boards goal was to see whether this meets the Master plan and the board agreed.

Letter to go to the City Clerk for Council Approval

Motion: Commissioner Watkins; Second: Commissioner Simon

Yes: Commissioners Newbury, DaSilva, Mojica, Watkins, Simon, Shipley and Robinson

Absent: Mayor Raymond Giacobbe, Commissioner Hering

ADJOURN: There being no further business; the meeting adjourned at 7:43pm.

