

**PLANNING BOARD
REGULAR MEETING MINUTES**

AUGUST 28, 2018

**CALL TO
ORDER**

The Regular meeting shall be called to order at 7:03 p.m.

FLAG SALUTE

The Board then saluted the flag.

ROLL CALL

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

BOARD

Mr. William Hering, Vice Chair
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. Jack Pidgeon, Esq, Board Attorney
Ms. Jacqueline Dirmann, City Engineer
Mr. Paul A. Phillips, City Planner
Mr. Jeffrey Robinson, Chair

*Absent from this Meeting was Mayor Raymond Giacobbe; Commissioner Newbury, Commissioner DaSilva, Commissioner Simon and Commissioner O'Reilly.

MINUTES: Any necessary changes to the Planning Board minutes of July 31st, 2018 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Herring; Second: Commissioner Shipley

Yes: Commissioners Hering, Mojica, Shipley and Robinson

No: none

Abstain: none

Absent: Mayor Raymond Giacobbe; Commissioner Newbury, Commissioner DaSilva, Commissioner Simon, Commissioner Watkins and Commissioner O'Reilly

**MEETING
MINUTES**

August 28th, 2018

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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: **#03/18 Meridian Developers LLC
638 Grove Street Rahway, NJ 07065 Block 54 / Lot 16. Applicant is seeking minor subdivision approval.**

Chris Nelson of Venezia & Nolan, Esq. the attorney, stated his name and affiliation and was sworn in. Mr. Nelson reiterated what the Board was to hear and what the applicant was seeking. He also introduced Paul Fletcher, the Engineer. Mr. Fletcher stated his name and affiliation and was then sworn in and accepted as a professional. Mr. Fletcher came in to discuss the revised plans. Submitted was Exhibit A1. Mr. Fletcher discussion related to seasonal high water which covered the comments addressed in the letter/s from the professionals. He will ensure that the footprint will match the plans and that the sidewalks would not be extended. He also confirmed that the applicant would do the curb modification to Harvard Street.

Floor was opened to questions by Board. Commissioner Watkins raised a concern regarding the two front yards. The topic was discussed by the professionals, the attorney, the applicants engineer and Commissioner Watkins regarding how the ordinance can be interpreted. The professional reached a decision advising that the ordinance although open for interpretation would be read with the front yard being the front yard and the side lot line would be just that and not a second front yard. City Engineer asked if the applicant would consider taking 7 feet back to which the attorney replied no. Commissioner Robinson mentioned that there are 9 trees coming down and whether the applicant had plans to plant trees to replace them. Mr. Nelson noted that the number of trees coming down would be 8 versus 9. The rest are in the footprint of the right of way or in the drive ways and need to be removed. Helder Assuncao, the applicant was sworn in to discuss the trees. He advised that he would be putting in a row of trees along the easterly sideline of the property.

Floor was opened to questions by the public and there were none. Commissioner Shipley had one final question regarding the notices that were the responsibility of the applicant to send out. The Board Attorney advised that the applicant was compliant.

Commissioner Robinson asked whether the board was prepared to vote on the application tonight.

Motion: Commissioner Hering; Second: Commissioner Mojica

Yes: Commissioners Hering, Mojica, Shipley and Robinson

No: Commissioner Watkins

Abstain: none

Absent: Mayor Raymond Giacobbe; Commissioner Newbury, Commissioner DaSilva,
Commissioner Simon and Commissioner O'Reilly

The approval of the following resolution:

A RESOLUTION OF THE PLANNING BOARD OF THE CITY OF RAHWAY
MEMORIALIZING THE ACTION OF THE BOARD ON THE APPLICATION OF
DIVERSE DEVELOPMENT, LLC FOR PRELIMINARY AN FINAL MAJOR
SUBDIVISION APPROVAL WITH "C" VARIANCES

Motion: Commissioner Hering; Second: Commissioner Mojica
Yes: Commissioners Hering, Mojica, Shipley and Robinson
No: none
Abstain: none
Absent: Mayor Raymond Giacobbe; Commissioner Newbury, Commissioner DaSilva,
Commissioner Simon and Commissioner O'Reilly

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

Motion: Commissioner Hering; Second: Commissioner Mojica
Yes: Commissioners Hering, Mojica, Shipley, Watkins and Robinson
No: none
Abstain: none
Absent: Mayor Raymond Giacobbe; Commissioner Newbury, Commissioner DaSilva,
Commissioner Simon and Commissioner O'Reilly

Meeting was closed at 7:55pm

