

**Metuchen Planning Board Minutes
September 2, 2021**

The meeting was called to order at 7:30pm by Eric Erickson, Chairperson, who read the statement in accordance with the Open Public Meetings Act.

Present:	Ellen Clarkson, Vice Chairperson Alan Grossman Linda Koskoski, Councilmember Melissa Perilstein, Administrator Lynn Nowak James Griffin, Alt I Eric Erickson, Chairman	Robert Renaud, Attorney Robert Mannix, Engineer Christopher Cosenza, Planner Patricia Kaulfers, Zoning Official Denise Hamilton, Secretary
Absent:	Jonathan Busch, Mayor Joel Branch, Mayor's Designee Richard Green III	Jonathan Lifton Jay Galeota, Alt. II

RESOLUTION(S):

21-1288 Aros Development LLC– Approval to grant plat submission filing extension to October 31, 2021
443 Middlesex Avenue Block 117 Lot 93

Mr. Renaud explained that recording of the plat has been delayed because Applicant is awaiting subdivision approval from the County. Applicant is now requesting an extension.

Motion to approve was made by Ms. Clarkson and seconded by Mr. Grossman. Ms. Clarkson, Mr. Grossman, Councilmember Koskoski, Ms. Perilstein, Ms. Nowak, Mr. Griffin and Mr. Erickson voted yes. Motion was approved.

20-1287 Liberty Street Associates – (*Applicant requires preliminary, final, and major site plan approval with bulk variance to construct a one-story storage building on vacant lot*). Appv. 8.5.2021
Liberty Street Block 37 Lot 3

Motion to approve was made by Mr. Griffin and seconded by Ms. Perilstein. Ms. Clarkson, Mr. Grossman, Councilmember Koskoski, Ms. Perilstein and Mr. Griffin voted yes. Motion was approved.

21-1300 51 Holly Road Associates – (*Applicant requires preliminary, final and major site plan approval to demolish existing two and a half story structure and build a 20-unit apartment building on several lots*). Appv. 8.5.2021
581-587 Middlesex Avenue Block 113 Lots 39, 41 & 43

Mr. Renaud clarified that Applicant is the owner Lot 43 and Trustee is the owner of Lots 39 and 41. The reverse had been presented at the meeting and submitted on the application. Documentation has been requested prior to the issuance of permits to validate one entity will control the properties.

Motion to approve was made by Ms. Clarkson and seconded by Mr. Grossman. Ms. Clarkson, Mr. Grossman, Councilmember Koskoski, Ms. Perilstein and Mr. Griffin voted yes. Motion was approved.

PRESENTATION:

**LRK – Amendment to the Redevelopment Plan
Oakite Site Block 71 Lots 37.01 & 37.02**

Mr. Cosenza explained that the Borough Council introduced an ordinance to adopt the Amended Oakite Site Redevelopment Plan, and the resolution authorizing the Planning Board to review said plan is in accordance with the statutes. This amendment supersedes the Oakite Site Redevelopment Plan adopted in 2018, is more detailed, and incorporates other parcels. Site plan applications will be presented to the Planning Board going forward for review. Provisions for electric vehicle charging structure has also been added as required. The role of the Planning Board will be to determine whether or not this plan is consistent with the Borough’s Master Plan by granting its approval.

The Board questioned property uses and potential traffic hazard.

Mr. Cosenza responded that traffic lights will be installed and uses will require prior approval.

PUBLIC PORTION:

Mr. Erickson opened the floor to the public for questions/comments. No one responded. The floor was closed.

RESOLUTION:

Resolution to Adopt Amended Redevelopment Plan/Oakite Site

Motion to approve was made by Mr. Griffin and seconded by Ms. Clarkson. Ms. Clarkson, Mr. Grossman, Councilmember Koskoski, Ms. Perilstein, Ms. Nowak, Mr. Griffin and Mr. Erickson voted yes. Motion was approved.

CORRESPONDENCE:

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Motion to approve was made by Ms. Perilstein and seconded by Mr. Griffin. Voice vote, with one abstention made by Ms. Clarkson, the minutes were approved.

ADJOURNMENT:

Motion to adjourn was made by Ms. Perilstein and seconded by Ms. Clarkson. Voice vote, with all in favor, the meeting was adjourned at 8:02pm.

Respectfully submitted,



D. Hamilton