

**Metuchen Planning Board Special Meeting
Minutes
September 23, 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	Jonathan Lifton
	Linda Koskoski, Councilmember	James Griffin, Alt I
	Melissa Perilstein, Administrator	Robert Renaud, Attorney
	Joel Branch, Mayor’s Designee	Robert Mannix, Engineer
	Lynn Nowak	Christopher Cosenza, Planner
	Richard Green III	Patricia Kaulfers, Zoning Official
	Eric Erickson, Chairman	Denise Hamilton, Secretary

Absent: Jonathan Busch, Mayor
Alan Grossman
Jay Galeota, Alt. II

RESOLUTON(S):

20-1293 Manasquan Bank – *(Applicant requires preliminary, final, and major site plan approval with bulk variance to demolish existing building and construct a new commercial building for a bank, drive-through facility, and a wall along New Street).* Appv. 8.19.2021
429 Main Street Block 114 Lots 24, 25, 26 & 66

Motion to approve the resolution as written was made by Ms. Perilstein and seconded by Mr. Branch. Councilmember Koskoski, Ms. Perilstein, Mr. Branch, and Mr. Erickson voted yes. Motion was approved.

PRESENTATION:

LRK: Gulton Tract Redevelopment Plan

Bl: 37 Lots: 5.03, 5.05, 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02

Bl: 42 Lots: 1-7

Bl: 66 Lots: 1-3

Mr. Christopher Cosenza/LRK shared his screen for the presentation titled, “Gulton Track Redevelopment Plan.” He stated that the Governing Body introduced an ordinance to adopt the plan and by approving the resolution, the Planning Board has determined it to be consistent with the Borough’s Master Plan. The area consist of several lots fronting mainly on Durham Avenue. Historically it was owned and operated by Gulton Industries as an industrial complex. The property is designated as a non-condemnation area in need of redevelopment and rehabilitation. The goals and objectives are to create public access, connectivity to the Greenway, plus offer flexibility for

redevelopment. To stimulate investments and public access there is a need to redevelop. It is similar to the format of previous redevelopment plan design standards. The two key differences from the Oakite Plan are; 1) supersedes the zoning plan, and 2) it is not based on a specific concept from a developer.

Mr. Erickson invited questions from the Board.

The Board was in favor of eliminating the light-industrial zone designation, however, impact on traffic was of concern.

Mr. Cosenza responded that a site plan would address traffic issues.

Mr. Renaud explained that the Governing Body decided to present the plan to the Planning Board for review. The alternative would have been for the Planning Board to create the plan. and then submit it to the Governing Body for review. The plan's public hearing with the Governing Body would be held on September 27, 2021.

PUBLIC PORTION:

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

Resolution to Adopt Gulton Tract Redevelopment Plan

Bl: 37 Lots: 5.03, 5.05, 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.01 & 17.02

Bl: 42 Lots: 1-7

Bl: 66 Lots: 1-3

Motion to adopt was made by Mr. Griffin and seconded by Mr. Branch. Ms. Clarkson, Councilmember Koskoski, Ms. Perilstein, Mr. Branch, Mr. Green, Ms. Nowak, Mr. Lifton, Mr. Griffin and Mr. Erickson voted yes. Motion was approved.

ADJOURNMENT:

Motion to adjourn was made by Ms. Perilstein and seconded by Ms. Clarkson. Voice vote, with all in favor, meeting was adjourned at 7:56pm.

Respectfully submitted,



D. Hamilton