

**METUCHEN PLANNING BOARD
MINUTES**

September 1, 2022

The meeting was called to order at 7:31pm by Ellen Clarkson, Vice Chairperson, who read the statement in accordance with the Open Public Meetings Act.

Present:	Alan Grossman	Robert Renaud, Attorney
	Lynn Nowak	Robert Mannix, Engineer
	Jonathan Lifton	Christopher Cosenza, Planner
	Lauren Cohn, Alt. II	Denise Hamilton, Secretary
	Ellen Clarkson, Vice Chairperson	

Late: James Griffin 7:35p

Absent:	Councilmember Koskoski	William Love, Mayor's Designee
	Melissa Perilstein, Administrator	Eric Erickson, Chairman
	Jonathan Busch, Mayor	

RESOLUTIONS:

22-1330 Metuchen III, LLC – Applicant is seeking exception/waivers approval to build coffee shop and drive -thru on the existing vacant lot. (*Appv. July 21, 2022*)
700 Middlesex Ave Block 71 Lot: 37.01

Motion to approve was made by Ms. Nowak and seconded by Mr. Lifton. Ms. Nowak, Mr. Lifton, Ms. Cohn, and Ms. Clarkson voted yes. Motion was approved.

PRESENTATION:

Ordinance 2022-16 - Presented by LRK, Christopher Cosenza

Mr. Cosenza stated that the Ordinance was amended for new homes and large additions to abide by the existing plant list. Prior to this amendment the plant list had pertained only to new site plans. It strengthens the Ordinance for consistency with developments and expands the diversity of plants.

Ordinance 2022-17 – Presented by LRK, Christopher Cosenza

It is a Green Development Checklist for developers, similar to the existing major site plan and subdivision checklists, and consistent with the Master Plan. This new list will not impact development.

The Board held a brief discussion about whether or not the word “prohibition,” on page 17, #6 should be omitted from the document. Mr. Cosenza agreed that the document could be returned to Council with the suggested change.

Mr. Renaud stated that the role of the Planning Board is to determine if the Ordinance is consistent with the Master Plan. Recommendations could be given to Council with the approved resolution.

Resolution for Ordinance 2022-16 Amending Section 110-112.7 (Design and Landscape Provisions) And Section 110-178 (Specific Standard) in Chapter 110 (Land Development) Concerning Specifications of Landscape Species.

Motion to approve was made by Mr. Lifton and seconded by Ms. Cohn. Mr. Grossman, Ms. Nowak, Mr. Lifton, Mr. Griffin, Ms. Cohn and Ms. Clarkson voted yes. Motion was approved.

Resolution for Ordinance 2022-17 Amending Article 14A (Reserved) in Chapter 110 (Land Development) Adding Submission Requirements for All Applications For Development Concerning the Submission of a Green Development Checklist.

Motion to approve was made by Mr. Griffin and seconded by Mr. Grossman. Mr. Grossman, Ms. Nowak, Mr. Lifton, Mr. Griffin, Ms. Cohn and Ms. Clarkson voted yes. Motion was approved.

CORRESPONDENCE:

Planning Board Proposed Rules

Mr. Renaud stated that the rules were updated with Board's suggestions made at the August meeting. A vote was needed for acceptance of the resolution.

Motion was made by Mr. Grossman and seconded by Ms. Cohn. Mr. Grossman, Ms. Nowak, Mr. Lifton, Mr. Griffin, Ms. Cohn and Ms. Clarkson voted yes

Minutes – July 07, 2022

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

PUBLIC PORTION

Ms. Clarkson opened the floor to the public, hearing no response, the public portion was closed.

ADJOURNMENT:

Motion to adjourn was made by Mr. Lifton and seconded by Mr. Griffin. With all in favor, the meeting was adjourned at 8:00pm.

Respectfully submitted,



D. E. Hamilton, Secretary