

**METUCHEN PLANNING BOARD
MINUTES**

March 2, 2023

The meeting was called to order at 7:36pm by Eric Erickson, Chairman, who read the statement in accordance with the Open Public Meetings Act.

ROLL CALL:

Present:	Ellen Clarkson	Jonathan Lifton
	Alan Grossman	James Griffin
	Jason Delia, Councilmember	Shannan Foat-Gelber, Alt. II
	Melissa Perilstein, Administrator	Robert Renaud, Attorney
	William Love, Mayor's Designee	Christopher Cosenza, Planner
	Lynn Nowak	Denise Hamilton, Secretary
	Eric Erickson, Chairman	

Absent: Jonathan Busch, Mayor
Lauren Cohn, Alt. I
Robert Mannix, Engineer

OLD BUSINESS:

21-1304 HES Equity, LLC – Applicant requires approval for variances and waivers to construct a two-story addition to the existing warehouse structure. Proposal requires several variances, including existing non-conformities of minimum lot area, minimum lot width, front yard setback and side yard setback. There will also be 11 parking spaces, which requires a design waiver. *(Continued 2/2/23)*
100 Prospect Street Bl: 152 Lots: 51.01 & 51.02

Mr. Renaud made the announcement that HES Equity would not proceed with the scheduled hearing. At the Applicant's request the hearing has been carried to April 20th. Re-notice to the public is suggested.

Board apologized to residents for the cancellation and agreed that re-notice was required.

Motion was made by Ms. Clarkson requiring public notice be given by HES Equity, LLC for the hearing on April 20, 2023. The motion was seconded by Mr. Grossman. Ms. Clarkson, Mr. Grossman, Councilmember Delia, Ms. Perilstein, Mr. Love, Ms. Nowak, Mr. Lifton, Mr. Griffin, and Mr. Erickson voted yes. Motion was approved.

RESOLUTIONS:

22-13341 212 Durham Urban Renewal LLC – Applicant seeks preliminary and final major site plan approval with exceptions and waivers to demolish the existing buildings and construct a single five-story structure containing 272 residential units, 364 parking spaces, site improvements, and public access drive on Parcel B, with landscaping and parking on Parcel A. The proposal is in accordance with the Gulton Tract Redevelopment Plan. (Appv. 12/15/22)

212 Durham Avenue Bl: 37 Lots: 5.12, 5.22, 6, 7.01, 7.02, 13, 14, 15.01, 16.02, 16.03, 17.02
Bl: 42 Lots: 1 – 7

Motion to approve the resolution as written was made by Mr. Lifton and was seconded by Mr. Griffin. Mr. Grossman, Ms. Perilstein, Ms. Nowak, Mr. Lifton, Mr. Griffin and Mr. Erickson voted yes. Motion was approved.

PUBLIC PORTION:

Mr. Ericson opened the floor to the public. No one responded. The floor was closed.

CORRESPONDENCE:

Ordinance Authorizing Adoption of Amended Redevelopment Plan 2023-03 - LRK, Chris Cosenza

Mr. Renaud informed the Board that the resolution for the Ordinance would require their approval.

Mr. Cosenza stated that the Ordinance adds a specific parcel of the Oakite tract to allow for the conditional use of a Cannabis classified retailer. It is the area where the Fulton Bank once existed. Use must be approved by the Board and would supersede what was previously approved.

The Board held a discussion regarding the amendment to the Ordinance. Concern was expressed about potential problems the use may create. There is a cannabis subcommittee to screen candidates and the top three would advance to a hearing with the Planning Board. The application process begins March 7th. The purpose of the hearing was to address the amendment to the Redevelopment Plan.

Mr. Renaud stated that the zoning for Cannabis is a conditional use in various districts in the Borough. This amendment adds one site to the Ordinance. Only three applicants will appear before the Board once the conditions of the conditional use have received prior approvals obtained by the Borough. The Planning Board's hearing will not be the initial step of the application process.

The Board continued the discussion of the amendment and the approved zoning areas. Widening an already wide area for Cannabis was of concern. The addition is in conformance with the Master Plan. It had been determined the parcel was in a good location.

Mr. Cosenza stated that it is a land use decision, and his recommendation was that the use was not inconsistent with the Master Plan.

Mr. Renaud stated that although a private entity can select their location within the designated areas, the Borough must approve the site.

Resolution Review of Ordinance 2023-23

Motion to approve the resolution was made by Ms. Nowak and was seconded by Ms. Perilstein. Ms. Clarkson, Mr. Grossman, Councilmember Delia, Ms. Perilstein, Mr. Love, Ms. Nowak, Mr. Lifton and Mr. Erickson voted yes. Mr. Griffin voted no. Motion was approved.

Minutes – January 19, 2023

Motion to approve was made by Mr. Griffin and seconded by Mr. Love. Voice vote, with all in favor, the minutes were approved.

ADJOURNMENT:

Motion to adjourn was made by Mr. Griffin and seconded by Mr. Lifton. The meeting was adjourned at 8:10pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "D. Hamilton", written in black ink.

D. Hamilton, Secretary