

**METUCHEN PLANNING BOARD
MINUTES**

May 18, 2023

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

ROLL CALL:

Present:	Jason Delia, Councilmember	Lauren Cohn, Alt. I
	Melissa Perilstein, Administrator	Shannan Foat-Gelber, Alt. II
	William Love, Mayor's Designee	Robert Renaud, Attorney
	Lynn Nowak	Thomas Herits, Engineer
	Jonathan Lifton	Christopher Cosenza, Planner
	James Griffin	Denise Hamilton, Secretary
Absent:	Jonathan Busch, Mayor	
	Ellen Clarkson	
	Alan Grossman	

23-1349 The Borough of Metuchen – Applicant requires minor subdivision approval with variances and waivers to create two conforming lots.
442 Main Street Block 118 Lot 29.01

Dennis Murphy, Applicant's Attorney, stated that the application is for a minor subdivision approval with variances for rear yard setback, impervious coverage, minimum height requirement, partial waiver of the subdivision requirements and full waiver of the Green Development Checklist. The Borough would like to subdivide lot 29.01 into two lots 29.02 and 29.03. The property is located in the B1 Zone. This is part of the Redevelopment Process. In 2020 the Planning Board approved a Redevelopment Plan and an Amended Redevelopment. The Borough adopted the plan and entered into a Redevelopment Agreement with Manasquan Bank, the current owner of lot 29.01. One of the terms of the Redevelopment Agreement stipulated that Manasquan Bank would transfer a portion of the lot to the Borough. Another term of the Redevelopment Agreement specified that the Borough would be responsible for the Application of the subdivision approval. Representatives of the Manasquan Bank were present; CEO, James Vaccaro, and Executive Vice President, Cathy Franzoni. Lot 29.01 is approximately 33,000sf. The subdivision would result in two new lots: 29.02 remaining with the bank, and 29.03 allotted to the Borough. The Director of Economic Development, Mr. Thomas Herits, was also present.

Mr. Thomas Herits, Engineer, was sworn in by Mr. Renaud. His licenses are all current. He was accepted as an expert witness. The exhibit on display depicted the dedicated parcels. Lot 29.03, measuring 526sf, would become Borough property. Lot 29.02, measuring 18.089sf, would remain with Manasquan Bank. The drive thru area would remain.

Mr. Cosenza stated it is a subdivision application. Recommendation is to grant the variances under the Flexible "C" as the criteria is satisfied for setback, impervious coverage and building height. As a condition of

approval, plans should be revised to show the subdivision and filed by deed. Borough professionals must review prior to the filing.

The Board was in agreement with the plan.

PUBLIC PORTION:

Mr. Erickson opened the floor to the public for comments/concerns. There was no response. The floor was closed.

Mr. Renaud stated that if the Board was satisfied with the reasoning, as set forth in the memorandum by the Planner, a vote of approval could move forward for the application.

Motion to approve was made by Mr. Griffin and seconded by Mr. Lifton. Councilmember Delia, Ms. Perilstein, Mr. Love, Ms. Nowak, Mr. Griffin, Mr. Lifton, Ms. Cohn, Ms. Gelber and Mr. Erickson voted yes. Motion was approved.

CORRESPONDENCE:

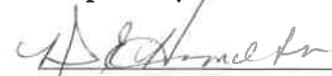
Minutes: February 2, 2023

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

ADJOURNMENT:

The motion to adjourn was made by Ms. Gelber and seconded by Mr. Griffin. Voice vote, with all in favor, the meeting was adjourned at 7:48pm.

Respectfully submitted,


D. Hamilton, Secretary