

**PLANNING BOARD
MINUTES
DECEMBER 30, 2008**

**CALL TO
ORDER**

The meeting was called to order at 7:10 p.m.

OPEN PUBLIC MEETINGS ACT

This meeting has been advertised and posted in accordance with the Open Public Meetings Act of the State of New Jersey.

FLAG SALUTE

The Board did then salute the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials were present:

BOARD

Mayor James J. Kennedy, Commissioner
Mr. Greg Hardoby, Commissioner (Mayor's Designee)
Mr. William Hering, Commissioner
Mr. Derrick Thorpe, Commissioner
Mr. Salvatore Mione, Commissioner
Mr. Jeffrey Robinson, Commissioner
Mr. Thomas Caverly, Commissioner
Mr. Richard Watkins, Commissioner
Mr. William Davis, Jr., Commissioner
Ms. Joan Tapia, Commissioner
Mr. Robert Simon, Alternate Commissioner #1

OFFICIALS

Mr. John R. Pidgeon, Esq.
Ms. Lenore Slothower, P.P., A.I.C.P, City Planner
Ms. Mary Bialoglow, Administrative Secretary

- Absent from this meeting were Commissioners Mione, Hering, Thorpe, Simon, Kennedy and City Planner Lenore A. Slothower

MINUTES: Any necessary changes to the Planning Board Minutes of November 25, 2008 shall be made at this time and approved by action of the Commissioners.

Motion: Commissioner Watkins Second: Commissioner Hardoby

Yes: Commissioners Hardoby, Tapia, Watkins, and Robinson

Absent: Commissioners Mione, Hering, Thorpe, Simon, Kennedy and City Planner, Lenore Slothower

Abstain: Commissioners Caverly, Davis and Thorpe

Chairman Hering opened the meeting with the regulations and reading of the agenda into the record. The following action took place:

There was one application **#13/08 Ratan Rahway, LLC, 1360 US Highway Route 1, Block 304, Lots 5 & 6, Applicant is seeking minor site plan approval.** Christopher D. Armstrong, Esq., attorney for the applicant, presented the application. Mr. Armstrong stated that the property was declared as an area in need of redevelopment. The applicant has received an approval with a redevelopment overlay in regard to this property. Mr. Armstrong also highlighted the history of this property for the Board members. Mr. Armstrong called upon his first witness, Maria Alliegro, Professional Engineer, to testify for the applicant. Ms. Alliegro was accepted by the Board as an expert in her field. Ms. Alliegro stated that she reviewed the Bohler Engineering report and the applicant can comply with this report. Ms. Alliegro stated that the applicant can comply with the waste management concerns and comments of the Bohler Engineering report. Ms. Alliegro stated that the applicant already complies with parking requirement of 52 spaces. Ms. Alliegro stated that the applicant will comply with the recommendations of Bohler Engineering report with regard to the handicap space. Commissioner Watkins asked about the structures on the property. The applicant is using the existing footprint of the building. Mr. Watkins stated that it looks like there are two (2) free-standing signs on the property. The applicant answered and said that there is only one sign and that sign is being refaced. Chairman Robinson had questioned the side lot on the property; wooded area; wanted to know if this area is going to be cleaned up because there is a lot of garbage there now. The applicant stated that the whole area would be cleaned-up; wants to be a good neighbor to the surrounding area as well. Chairman Robinson also asked if the applicant will comply with the Bohler Engineering report; comply as to the overlay. The applicant stated they will comply with all reports and recommendation from the Board and City Officials. Commissioner Watkins asked about the liens on this property. Mr. Armstrong, Esq. stated that all of these matters will be taken care before this renovation begins. It is a legal matter that will be resolved with the property.

Chairman Robinson opened the application to the public within 200 feet of the application.

John Lohse, 1259 Barnhart Lane, stated that there is a large problem with vagrants and wants to know what the applicant will do about this. The applicant stated that this is franchise property and they want this to be a clean operation or they will be shut down. The applicant stated that they do not want undesirable elements; the whole building is going to be completely renovated. George Carzis, representative of the Riverwalk Association wanted to know if there was going to be any "section 8" housing in these units. Mr. Carzis also wanted to know if there would be any buffering; landscaping to separate the hotel from the Riverwalk complex. Mr. Carzis stated that it becomes a security issue and wants to know if they will have security on this property. Mr. Carzis also wanted to know about fencing on Hancock and Hamilton Street. The owner of the property stated that there is no "section 8" and landscaping will be provided; security will come with this new hotel and fencing will be provided. Shamika Lackey, 435 Barnhart Lane asked if the monument thing was coming down and are the rates going to change. The applicant stated that the rates will change and probably will start at \$80.00-\$100.00. Mary Sheehan had concerns about the window structures and curtains that are there now. The applicant stated that the windows will be changed and newly decorated as set in the plans. Ms. Sheehan also asked about a time line of completion on this project and traffic devices. The applicant stated they would like to be done within six (6) months and traffic devices are shown on the plans. Chairman Robinson opened the application outside of 200 feet. Seeing none; the public portion was closed. Commissioner Davis wanted to know if the hotel will remain open during reconstruction. The applicant stated that they will probably close the hotel to complete the job or if necessary will shut down ½ at a time for the renovations.

Motion for approval was made by Commissioner Davis and seconded by Commissioner Watkins. Commissioner Hardoby added a friendly amendment to include the 52 parking spaces which is in compliance with the ordinance.

Motion: Commissioner Davis Second: Commissioner Watkins

Yes: Commissioner Hardoby, Tapia, Caverly, Watkins, Davis and Robinson

Absent: Commissioners Mione, Hering, Thorpe, Simon and Kennedy

**DISCUSSION: Master Plan and Development Regulations Periodic
Re-examination Report.
Sixth amendment of 1997 Master Plan
and resolution to memorialize the action.**

This discussion was postponed to the next Planning Board meeting of January 27, 2009.

The meeting shall then be opened to the public.

OTHER BUSINESS:

1. **Adoption of resolution memorializing the approval of application #14/08 Grignard Company, LLC, 505 Capobianco Plaza, Block 300, Lot 8, Applicant is seeking minor site plan approval with bulk “c” variance.
Motion: Commissioner Hardoby Second: Commissioner Tapia
Yes: Commissioners Hardoby, Tapia, Watkins, Robinson
Abstain: Commissioners Davis and Caverly
Absent: Commissioners Mione, Hering, Thorpe, Simon and Kennedy**

2. **Adoption of resolution memorializing the approval of application #15/08 Renaissance at Rahway, LLC, Monroe Street, Montgomery Street & East Grand Avenue, Block 379, Lots 2-8, Block 378, Lot 1.01 Applicant is seeking major site plan approval with bulk “c” variance.

Motion: Commissioner Tapia Second: Commissioner Hardoby
Yes: Commissioners Hardoby, Tapia, Watkins, Robinson
Abstain: Commissioners Davis and Caverly
Absent: Commissioners Mione, Hering, Thorpe, Simon and Kennedy**

3. **Adoption of Board Calendar for 2009 meetings.

Motion: Commissioner Davis Second: Commissioner Watkins
Yes: Commissioners Hardoby, Tapia, Caverly, Watkins, Davis,
Robinson
Absent: Commissioners Mione, Hering, Thorpe, Simon and Kennedy**

ADJOURN: There being no further business; the meeting adjourned at 8:13 pm.

