

**PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING  
AGENDA**

**JANUARY 24, 2023**

**CALL TO  
ORDER**

The Regular meeting shall be called to order at 6:45 p.m.

1 City Hall Plaza  
Rahway, NJ 07065

Adequate notice of this meeting, as required by the New Jersey Open Public Meetings Act, also known as the Sunshine Law, has been provided by an Annual Notice sent to the City's official newspaper NJ Star Ledger on January 12th, 2023 and posted on the bulletin board in the of the Municipal Complex, posted on the City website, and filed with the Clerk of the City.

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**FLAG SALUTE**

The Board will then salute the flag.

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**ROLL CALL**

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

**BOARD**

Mr. Raymond Giacobbe, Mayor; or,  
Mr. Eric Miles, Mayor's Designee  
Mr. Jeremy Mojica, Commissioner  
Mr. Kyle Gustofson, Commissioner  
Ms. Karla Timmons, Commissioner  
Mr. Robert Simon, Commissioner  
Ms. Ruta Padula, Commissioner  
Mr. Alexander Shipley, Commissioner  
Mr. William Cladek, 1<sup>st</sup> Alternate Commissioner  
Mr. Christopher Brown, 2<sup>nd</sup> Alternate Commissioner  
Mr. William Hering, Commissioner  
Mr. Jeffrey Robinson, Commissioner  
Mr. Karl P. Kemm, Esq, Board Attorney  
Ms. Jacqueline Dirmann, Board Engineer  
Ms. Leigh Fleming, Board Planner  
Mr. Steven Decker, Board Secretary

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**SWEARING IN:**

- Ms. Karla Timmons
- Ms. Ruta Padula
- Mr. Alexander Shipley
- Mr. William Cladek
- Mr. Christopher Brown
- Mr. Jeremy Mojica
- Mr. Kyle Gustofson

**REORGANIZATION MEETING:**

- A. Election of Chairman**
- B. Election of Vice-Chairman**
- C. Election of Secretary**

**OTHER BUSINESS:**

**1. Adoption of resolution awarding Professional Services to:**

**Colliers Engineering & Design, Inc, Jacqueline Dirmann, and appointment as Board Engineer**

**McManimon, Scotland & Baumann, LLC., Karl P. Kemm, Esq., and appointment as Board Attorney**

**Heyer, Gruel & Associates, Leigh Fleming, and appointment as Board Planner**

**2. Adoption of resolution approving the 2023 – 2024 Planning Board meeting calendar**

**3. Adoption of resolution adopting rules and regulations**

**REGULAR MEETING:**

1206 Westfield Ave. LLC.  
1206 Westfield Ave.  
Application #5/22  
Block 189 Lot 44  
Applicant seeking a Minor Subdivision

\*Application will be carried to the February 28, 2023 Planning Board meeting.

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**Ordinance Review:**

AN ORDINANCE AMENDING LAND USE LEGISLATION, CHAPTER 421 (ZONING) TO MODIFY REGULATIONS FOR CLASS 5 CANNABIS LICENSED RETAIL BUSINESSES IN THE CITY OF RAHWAY

**MEMORIALIZE**

Spruce Industries, LLC.  
759 E. Lincoln Ave.  
Application #11/22  
Block 389 Lot 32  
Applicant seeking a Major Site plan and Bulk “C” variances

ABC Billing Management LLC  
961 New Brunswick Ave.  
Application 9/22  
Block 284 Lot 12  
Applicant seeking a Major Site Plan and Bulk “C” variance

RESOLUTION MEMORIALIZING AN ORDINANCE AMENDING LAND USE LEGISLATION, CHAPTER 421 (ZONING) TO MODIFY REGULATIONS FOR CLASS 5 CANNABIS LICENSED RETAIL BUSINESSES IN THE CITY OF RAHWAY

**MINUTES:** Any necessary changes to the Planning Board minutes of December 20<sup>th</sup>, 2022 shall be made at this time and approved by action of the Commissioners.

**ADJOURN:** There being no further business; the meeting shall adjourn.