

METUCHEN PLANNING BOARD

MINUTES

SPECIAL MEETING

MARCH 12, 2015

The meeting was called to order at 7:03 p.m. by the Chairman, Eric Erickson, who read the statement in accordance with the Open Public Meetings Act.

Present:	Kathy Busch	Jane Leal, Alt. I
	Ellen Clarkson, Vice Chr.	James Constantine, Planner
	Eric Erickson, Chr.	Robert Renaud, Attorney
	Jason Kirin	Lisa DiFranza, Engineer
	Reed Leibfried, Councilman	Sharon Hollis, Secretary
	Jennifer Maier	Chris Cosenza, Zoning Official
	Thomas Vahalla, Mayor	

Absent:	Karen Alexander	Beatrice Moskowitz, Alt. II
	Alan Grossman	

NEW BUSINESS:

Review and discussion of re-introduced Ordinance #2015-04, referred to the Planning Board by the Borough Council, which will add a new section Chapter 110, Section 110-154 Parking Regulations “Parking in the Downtown Area” to the Land Development Ordinance of the Borough of Metuchen.

Mayor Vahalla stated the change in the language in the Ordinance is the same language that the Planning Board recommended to the Borough Council.

The Board briefly discussed the Ordinance.

The public portion was opened for questions on the Ordinance.

Since no one came forward, the public portion was closed.

Mr. Renaud stated he had prepared a resolution in advance. The only change to the resolution is the date at the bottom should read March 12, 2015.

A motion was made by Mayor Vahalla to approve the Ordinance and resolution with the date changed, seconded by Mr. Kirin. Roll call vote taken. Yes—Busch, Clarkson, Erickson, Kirin, Councilman Leibfried, Maier, Mayor Vahalla, Leal. Motion carried unanimously.

Resolution #2015-48, referred to the Planning Board by the Borough Council, authorizing the Planning Board to undertake a preliminary investigation to determine whether the area known as Block 71, Lot 37.01 is in need of redevelopment.

Mr. Constantine stated that he appeared before the Council, with Mr. Renaud, about a month ago. Mr. Renaud stated the first step of the process started with the Borough Council adopting a resolution that requests the Planning Board to undertake an investigation of whether the delineated area, property next to the Sportsplex, is in need of redevelopment. Upon receiving the resolution the Planning Board does two things. Mr. Constantine will prepare a report for review on his findings as to whether or not the area meets the criteria for an area in need of redevelopment. If in fact the area is going to be designated, it will be a non-condemnation area. The Planning Board will then hold a public hearing, with public notice, make the recommendation as to whether or not the Board believes the area should be designated as an area of redevelopment then it goes back to the Council. The Council can either accept or reject the recommendation. Assuming that the Council accepts the recommendation that the area is in need of redevelopment, then a redevelopment plan needs to be prepared by Mr. Constantine. The plan is referred back to the Planning Board to review and approve. Once the Planning Board approves the redevelopment plan it is sent back to the Council. The Council can adopt the plan by Ordinance. Then the redevelopment plan actually becomes the Zoning Ordinance for that area.

There was a brief Board discussion on the process.

The public portion was opened for questions.

Since no one came forward, the public portion was closed.

A motion was made by Mayor Vahalla to have Mr. Constantine study the area to see if it is an area in need for redevelopment, seconded by Councilman Leibfried. Roll call vote taken. Yes—Busch, Clarkson, Erickson, Kirin, Councilman Leibfried, Maier, Mayor Vahalla, Leal. Motion carried unanimously.

The public portion was opened.

Since no one came forward, the public portion was closed.

On a motion made by Mayor Vahalla, seconded by Mr. Kirin, the meeting adjourned at 7:18 p.m.

Respectfully Submitted,

Sharon Hollis
Planning Board Secretary