

**Borough of Metuchen  
Planning Board Meeting Minutes  
July 6, 2023**

Mr. Erickson, the Chairman, called the meeting to order at 7:30PM.

**ROLL CALL**

PRESENT:

Mr. Erickson	Mr. Renaud, Board Attorney
Mr. Delia	Mr. Colicchio, Board Attorney
Ms. Nowak	Mr. Herits, Borough Engineer
Mr. Griffin	Ms. Perilstein, Borough Administrator
Ms. Koskoski	Mr. Cosenza, Borough Planner
Ms. Cohn	Ms. Hollis
Ms. Gelber	

ABSENT:

Ms. Clarkson, Mr. Grossman, Mayor Busch, Mr. Love, Mr. Lifton

**RESOLUTION**

21-1304                      **HES Equity, LLC** – Applicant requires approval for variances and waivers to construct an addition to the one-story warehouse on the rear gravel parking lot. (***DENIED***)

**100 Prospect Street                      Block 152    Lots 51.01 & 52.02**

Mr. Griffin moves to approve the resolution and Ms. Cohn seconds the motions.

**Vote on Motion**

Mr. Delia	Abstained
Ms. Nowak	Abstained
Mr. Griffin	Yes
Ms. Koskoski	Abstained
Ms. Cohn	Yes
Ms. Gelber	Yes
Mr. Erickson	Abstained

**NEW BUSINESS**

**Ordinance 2023-23 – An Ordinance of the Borough of Metuchen adopting a Redevelopment Plan for the Southwest Gateway Rehabilitation Area within the Borough of Metuchen, County of Middlesex, State of New Jersey.**

- Referral from Borough Council to review the Redevelopment Plan
- Presentation by Chris Cosenza, LRK
- Resolution

Mr. Cosenza explains that this is a consistency review for the Southwest Gateway Redevelopment Plan which was introduced by Council at the previous council meeting. This plan will accommodate a Wawa along the Route 27 corridor.

Mr. Cosenza displays a slide on the screens with the current conditions of the area. This is the southwestern corner of Metuchen and this will consist of a gasoline combo convenience store use. It is consistent with the future Route 287 interchange realignment which the Borough has been working with to improve that interchange. This will improve the connectivity and street scape improvement along Route 27 in this area.

The Planning Board's role is to review the zoning provisions proposed in this redevelopment plan are consistent with the Master Plan's goals and objectives.

Mr. Cosenza indicates the existing land use of the properties in this redevelopment plan is mixed of light industrial with office and retail, and residential single family and multifamily dwellings.

This plan is a combination of an overlay zone and a superseding zone. The overlay zone applies to part of the project where the gasoline service and convenience store and for the bridge street extension. The superseding zoning meaning to replace the zoning underneath it as of right pertains to the remainder of the property where the sports center is, the truck parking is, and where the Honda Sports Cycle facility.

The concept plan is displayed. Bridge Street is set up as a four-way intersection with lights which will allow traffic to flow and move out off the sight and make a left turn onto Route 27 alleviating traffic near Prospect Street.

***The meeting is opened to the public for questions or comments. There are none.***

Mr. Delia motions to approve the consistency review and Ms. Cohn seconds the motion.

**Vote on Motion**

Mr. Delia	Yes
Ms. Koskoski	Yes
Ms. Nowak	Yes
Mr. Griffin	Yes
Ms. Cohn	Yes
Ms. Gelber	Yes
Mr. Erickson	Yes

**RESOLUTION**

**Planning Board Secretary – Sharon Hollis**

Mr. Erickson motions to approve Ms. Hollis as the new Board Secretary and Ms. Cohn seconds the motion. All ayes.

**CORRESPONDENCE**

**June 15, 2023 Meeting Minutes**

Mr. Delia makes a motion to approve the minutes and Ms. Cohn seconds the motion. All ayes.

**ADJOURNMENT**

Mr. Erickson motions to adjourn and Ms. Nowak seconds the motion. All ayes.

/jr