

BOROUGH OF METUCHEN
PLANNING BOARD MEETING MINUTES

FEBRUARY 15, 2024

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

Present: Ms. Clarkson, Vice Chairperson
Mr. Delia, Council President
Mr. Erickson, Chairman
Ms. Koskoski
Mr. Lifton
Mr. Love
Ms. Cohn, Alt. 1
Ms. Gelber, Alt. 2
Mr. Renaud, Board Attorney
Mr. Mannix, Board Engineer
Mr. Cosenza, Board Planner
Ms. Roberts, Board Secretary

Absent: Mr. Grossman
Mayor Busch
Ms. Nowak

RESOLUTIONS

PB2024-09 Resolution appointing the Planning Board Secretary, Joanna Roberts

Mr. Delia motioned to accept Mrs. Roberts as the Planning Board Secretary and Ms. Cohn seconded the motion. Ms. Clarkson, Mr. Delia, Mr. Erickson, Ms. Koskoski, Mr. Lifton, Mr. Love, Ms. Cohn all voted yes.

NEW BUSINESS

24-1372 - Metuchen I, LLC and Metuchen III, LLC – Applicants are seeking preliminary and final major subdivision and request for waiver of submission requirements to re-subdivide the two (2) existing lots into five (5) lots in accordance with the Amended Oakite Redevelopment Plan. Variances and exceptions previously granted will either remain or be extinguished as a result of the proposed subdivision.

700 Middlesex Avenue
215 Durham Avenue

Block 71
Block 71

Lot 37.01
Lot 37.02

Chairman Erickson introduces Mr. Tripp, the applicant's attorney. Mr. Tripp summarizes the application and introduces the applicants' engineer, Mr. Houston, to go over the layout of the subdivision plat.

Mr. Houston is sworn in by Mr. Renaud and accepted by the Board as an expert witness. Mr. Houston explains that the purpose of the subdivision is to create five proposed parcels. Parcel A houses the former Fulton Bank and is currently approved for a cannabis retail facility, Parcel B is currently undeveloped but has been approved by the Board for an assisted living memory care facility, Parcel C is a Starbucks which is currently under construction, Parcel D is undeveloped with no current approvals and Parcel E houses the Sportsplex and a daycare center which is currently under construction and almost completed. All five lots comply with the lot area and dimensional requirements in the Redevelopment Plan.

The Greenway Avenue road that goes from Middlesex Avenue to the Durham Avenue driveway will be dedicated by the municipality once it is completed. Mr. Houston indicates that the road should be passable by the end of April.

Mr. Tripp discusses the temporary gravel parking areas which are subject to an easement for the benefit of the Sportsplex and the daycare center. Once the subdivision occurs, these spaces will be part of Parcel E and the easement will be extinguished but the spaces will remain to be used by Parcel E until the permanent parking area is developed. There is an existing site plan easement for the County that will remain. There is a six-space easement which is part of the Resolution compliance for Parcel A, the cannabis retail facility.

Discussion about curbing on Greenway from the driveway on Durham Avenue. The road will drain into the adjacent railway (the railroad land) the way it always has. Mr. Mannix would like the applicant to approach the railroad and attempt to obtain approval for the curbing.

Parking issues on the west and east side of the road and it is suggested that No Parking signage be added on that side prior to the curbed area near the driveway of the Sportsplex and the daycare center. The applicant has agreed to add additional parking in the back to compensate for the No Parking area.

The Board questions Lot B which has been approved for an assisted living memory care facility but seems to not be moving forward although no withdrawal has occurred at this time, and the concern about the shared parking. Of course, the amount of parking will go with the use of whatever is placed on the lot if in fact it is not the assisted living place. The same will hold true for Lot E.

The Board questions the development of Parcels B (if the assist living withdraws) and D in regard to traffic circulation with the high volume expected with Starbucks and the

cannabis. Traffic requirements will be met as far the Starbucks and cannabis store is concerned and it is anticipated that the County will request a new traffic study when both are completed which may result in a light being installed.

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

Mr. Renaud briefly goes over the conditions and some clarities.

Mr. Delia motions to approve the subdivision and Ms. Koskoski seconds the motion. Ms. Clarkson, Mr. Delia, Mr. Erickson, Ms. Koskoski, Mr. Lifton, Mr. Love, Ms. Cohn all voted yes.

PUBLIC PORTION

The meeting is open to the public for questions or concerns. There are none. The public portion is closed.

CORRESPONDENCE

Emergency Services Center and Outbuilding Project – The Mayor and Town Council are referring the above project to the Planning Board for their review, recommendations and a report back relating to the plan and any further necessary actions.

1 Safety Place

Mr. Renaud informs the Board that the Borough Council will be referring to the Planning Board for their review and comments, the proposed Emergency Services Center project that will be on the Town Council agenda for the second meeting in March. This is just an introduction to what is to come.

ADJOURNMENT

Mr. Gelber motions to adjourn the meeting. All ayes.

/jr