

PLANNING BOARD MINUTES MARCH 27TH, 2024

The meeting of the Planning Board of the Borough of Somerville was called to order by Chairman Bernard Navatto at 7:00 PM and stated that adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act”.

Board Members Present: Bernard Navatto, Deirdre Rosinski, Mayor Brian Gallagher, Councilman Roger Vroom, Andrea Adair, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Board Members Absent: Lisa Werner and Arthur Akins

Professional Present Absent: Kara Kaczynski, Esq. Board Attorney and Michael Cole, Board Planner and Engineer

Pledge of Allegiance to the Flag

Chairman Navatto addressed the public to inform anyone who was present for the Root 22 Dispensary hearing, that the application has been carried to the April 24th Meeting.

Approval of Regular Minutes

Upon a motion by Andrea Adair, seconded by Mayor Brian Gallagher, the regular minutes of March 13th, 2024, were approved upon a roll call vote with the corrections on page 3 notated by Mr. Cleveland.

Roll Call Aye: Bernard Navatto, Deirdre Rosinski, Mayor Brian Gallagher, Councilman Roger Vroom, Andrea Adair, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

Abstain: None

See transcript.

Resolutions

2023-008P

NJ Elixir Company, LLC

20-30 East Main Street

B62 L20

Upon a motion by Jason Kraska, seconded by Mayor Brian Gallagher, resolution 2023-008P, 20-30 East Main Street, LLC was approved upon a roll call vote.

Roll Call Aye: Bernard Navatto, Deirdre Rosinski, Mayor Brian Gallagher, Councilman Roger Vroom, Jason Kraska, Al Kerestes, Larry Cleveland

Nay: None

Abstain: None

See transcript.

2023-004P

Moorehouse Marcella, LTD

86 Route 206

B124 L1.02

Upon a motion by Jason Kraska, seconded by Deirdre Rosinski, resolution 2023-004P, Moorehouse Marcella, LTD was approved upon a roll call vote.

Roll Call Aye: Deirdre Rosinski, Councilman Roger Vroom, Andrea Adair, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

Abstain: None

See transcript.

Chairman Comments

Chairman Navatto commented that he had initially wanted to begin the discussion on the zoning for gun store this evening but has decided that we need to get some information about the process first as well as the qualifications for operating a store – once that is in place it will be distributed to the board prior to a meeting where they begin discussions.

Meeting Open to the Public

Member of the Chad Cirafesi, 261 Davenport St. addressed the board to discuss a new public walkway that is being put within 2 FT of the north side of his property. He stated that his issue is that because the walkway is 2 FT from his property individuals will be cutting across his property to access the walkway and there is no way to maintain the grass. He questioned what the process was for this to be approved without any notification to him as the homeowner. It was explained to Mr. Cirafesi that the approval was part of a minor subdivision application that was prior to him owning the property and that the resolution state that a sidewalk would be placed along the paper street. It was also explained that they did not have the approval to pour at this time as they wait for the drawings to be submitted for review. The discussion was that there would be a recommendation from the Planning Board to Borough Council to move the location of the sidewalk.

Member of the Public Adam Short, 75 N Richards asked a general question related to the gun shop, he was curious about the area and what generally could be done to improve the intersection. Chairman Navatto stated that there is not much they can do for what is currently existing as permitted uses that didn't require board action. One of the things that the planning board has been charged with is a plan for the future and before they get into discussions, he would like to make it clear that with expert testimony what the processes is to own and operate this type of establishment and what the process is to purchase. The Mayor provided some insight as to what can be done regarding zoning and what can and cannot be done – this is something that they will be taking up borough wide and asked that the community come and participate in the process.

Member of the Public, Rob Ambrose, 204 E Cliff Street asked if the board could remind him if there was a timeline for the plans to discuss the zoning within town and when that may be happening. Chairman Navatto expressed that they will be working on the zoning for the entirety of the year as it takes a long time to go through it, they will also need to go through the master plan as it supports the zoning and that it will be a public process throughout the whole thing and that they could expect to have these conversation to begin in May/June.

Member of the public Kristen Brooks, 9 S Middaugh Street asked if the zoning discussions would be on the agenda. It was responded that it would be. Mrs. Brooks also asked if the board could clarify what a resolution was.

At this time Chairman Navatto closed the public session.

Adjourn

Upon a motion by Deirdre Rosinski, seconded by Mayor Brian Gallagher, the adjournment of the planning board meeting of March 27th, 2024, was unanimously approved upon a roll call vote.

Roll Call Bernard Navatto, Deirdre Rosinski, Mayor Brian Gallagher, Councilman Roger Vroom, Andrea Adair, Jason Kraska, Al Kerestes, Larry Cleveland, Christopher Adickes

Nay: None

Abstain: None

The planning board meeting of March 27th, 2024 was adjourned at 7:25 p.m.