

## **PLANNING BOARD MINUTES DECEMBER 14, 2022**

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, Mayor Dennis Sullivan, Councilman Granville Brady, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Lisa Werner

**Board Members Absent:** Deidre Rosinski, Christopher Adickes

**Professional Present:** Kara Kaczynski Board Attorney, Michael Cole Planner & Engineer

### **Flag Salute**

### **Minutes**

Upon a motion by Councilman Brady, seconded by Andria Adair, the regular and executive minutes of November 9, 2022, were approved. All were in favor, Al Kerestes abstained.

### **ARB Consideration**

Upon a motion by Councilman Brady, seconded by Al Kerestes, Architectural Review consideration for 196 West Main Street, a sign, and 190 West Main Street, façade improvements to include a new door and window, were approved upon a roll call vote.

Roll Call:     Aye:   Bernard Navatto, Mayor Dennis Sullivan, Councilman Granville Brady, Adair Adair, Arthur Akins, Jason Kraska, Larry Cleveland, Lisa Werner

### **Land Use**

Preliminary Investigation for Determination of An Area in Need of Redevelopment  
Block 119, Lots 8.01, 14 & 16 and Block 120, Lots 1, 10, 11 & 12

Michael Cole, referring to map of the redevelopment area, described the red parcels to be Wells Fargo property, municipal parking area, the Police Department and parking lot, the two-family, former Post Office and former Ruthy Bauer’s 13 space parking lot. Mr. Cole further described the green parcels to have been previously designated in the Eastern Central Business District. Mr. Cole advised the recommendation is to include the described parcels in the redevelopment area to achieve continuous blocks.

Upon a motion by Lisa Werner, seconded by Jason Kraska, “Resolution Recommending that Block 119, Lots 8.01, 14 and 16 and Block 120, Lots 1, 10, 11 and 12 be Designated as Non-Condensation Redevelopment Lots, Recommending the Inclusion of such lots in the West Main Street Redevelopment Area and Recommending that the Properties Located in Block 119, Lots 11, 11.01, 12 and 13 and Block 120, Lots 2-7 be Transferred from the East Central Business

District Redevelopment Area to the West Main Street Redevelopment Area” was approved upon a roll call vote.

Roll Call: Aye: Bernard Navatto, Mayor Dennis Sullivan, Councilman Granville Brady, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Lisa Werner

Nay: None

Absent: Deidre Rosinski, Christopher Adickes

**Resolution 22-1107-329**

Authorizing and Directing the Planning Board of the Borough of Somerville, County of Somerset, State of New Jersey to Examine Whether the Property Located at 82 Fairview Avenue, Also Known as Block 50, Lot 2.01, as Shown on the Official Tax Map of the Borough of Somerville Should be Determined to be an Area in Need of Redevelopment, Specifically a Non-Condemnation Redevelopment Area, Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 ET SEQ

Frank Regan, Esq., Special Redevelopment Counsel, stated the Borough Council designated Kirby Avenue as a redevelopment area and subsequently adopted a redevelopment plan which included lot 2. A proposed redevelopment project includes lot 2 and 2.01, of which lot 2.01 isn't included in the redevelopment plan. Referencing Exhibit 1, a tax map and a portion of a concept plan presented to the Borough by DGM Properties, Mr. Regan reviewed the criteria Section 3, determined to include the subject property.

Upon a motion by Lisa Werner, seconded by Andria Adair, Planning Board Resolution 22-1214-005, Resolution Recommending Redevelopment Lot and Recommending the Inclusion of Such Lot in the Kirby Avenue Redevelopment Area was approved upon a roll call vote.

Roll Call: Aye: Bernard Navotto, Mayor Dennis Sullivan, Councilman Granville Brady, Andria Adair, Arthur Akins, Jason Kraska, Al Kerestes, Larry Cleveland, Lisa Werner

**2022-021P Application of Hongi Station, LLC and 4SFW, LLC for Amended Preliminary and Final Site Plan and Variance Approval and Amendments to the Resolution Conditions**

Upon a roll call vote the resolution for Planning Board Application 2022-021P, Hongi Station, 1 Veterans Memorial Drive, Block 120.01, Lot 1.01 was approved.

Roll Call: Aye: Bernard Navotto, Mayor Dennis Sullivan, Andria Adair, Jason Kraska, Al Kerestes, Larry Cleveland,

**2017-007P, 40 Haynes Street**

Chairman Navatto advised he received a request from A&A Somerville, LLC that the condition of the parking area being subject to the review and approval of the Borough Council and Borough Park Commission be waived and a bond be posted. Discussion was held on the bond requirements and concerns were expressed of the park not being built.

A roll call vote of eligible members was obtained to determine if their vote would have changed if the discussed modified conditions were imposed at the hearing.

Roll Call:     Aye: None

                  Nay: Bernard Navato, Mayor Dennis Sullivan, Andria Adair, Larry Cleveland,  
                  Lisa Werner

A roll call vote was held to amend the condition as placed on record for resolution entitled Application of 40 Haynes Street Redevelopment, LLC, Application 2017-007P, in the matter of 40 Hayes Street Redevelopment , LLC adopted on April 26, 2017.

Roll Call:     Aye: Bernard Navato, Mayor Dennis Sullivan, Andria Adair, Larry Cleveland,  
                  Lisa Werner

**Items Not on the Agenda**

Chairman Navatto thanked the board for their service and wished everyone happy holidays.

The meeting was adjourned at 8:03 p.m.