

**ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
June 19, 2023**

**CALL TO
ORDER**

The meeting was called to order at 7:02 p.m.
1 City Hall Plaza
Rahway, NJ 07065

Adequate notice of this meeting, as required by the New Jersey Open Public Meetings Act, also known as the Sunshine Law, has been provided by an Annual Notice sent to the City's official newspaper NJ Star Ledger on January 12th, 2023 and posted on the bulletin board of the Municipal Complex, posted on the City website, and filed with the Clerk of the City.

FLAG SALUTE

The Board will then salute the flag.

ROLL CALL

On a call of the roll, the following Board Members and Officials should be present:

BOARD

Ms. Joann Gemenden, Commissioner
Mr. Adrian Zapotocky, Commissioner
Mr. James Heim, Commissioner
Mr. William Tomkiewicz, Commissioner
Mr. Richard Zdan, Commissioner
Ms. Robert Parson, 1st Alternate Commissioner
Mr. Roy L. Smith, 2nd Alternate Commissioner
Ms. Courtney Anderson-Harvey, 3rd Alternate Commissioner
Mr. James E. Pellettiere, Commissioner Vice Chairman
Mr. William Hering, Commissioner Chairman
Mr. Malcolm Thorpe, Esq, Board Attorney
Ms. Jacqueline Dirmann, Board Engineer
Mr. Kevin O'Brien, Board Planner
Mr. Steven Decker, Acting Board Secretary

Absent from this meeting was Commissioner Pellettiere which was an excused absence.

- Board Engineer Jacqueline Dirmann was excused from this meeting.

REGULAR MEETING:

The meeting was called to order 7:02pm.

Chairman Hering opened the meeting with the salute to the flag, placing the Open Public Meeting Act Notice and reading of the agenda into the record.

MEMORIALIZATION:

259 Elm Avenue, LLC.

259 Elm Avenue

Application #15/21

Block 151 Lot 4

Applicant seeking Preliminary and Final Major Site Plan, Use "D" Variance and Bulk "C" Variances

Commissioner Zdan stated about issues in the finding of fact section.

Attorney Thorpe confirmed he received the suggestions and these were changed.

Commissioner Tomkiewicz was in attendance and heard the commentary regarding the resolution.

Commissioner Zdan motioned to memorialize the resolution.

Motion: Commissioner Zdan Second: Commissioner Zapotocky

Yes: Commissioners Zdan, Gemenden, Tomkiewicz, Zapotocky, Heim, and Chairman Hering

No: none

Abstain: Parson, Anderson-Harvey, and Smith

Absent: Commissioner Pellettiere

The meeting was opened to the public.

The public portion of the meeting was closed.

An update of Zoning Board of Adjustments was given.

A planning board update was given. Chairman Hering informed the board that a large project RDF Rahway Urban Development on Bridge Street, Essex Street, and Clarkson Pl was approved. It will consist of 213 units.

MINUTES: Any necessary changes to the Zoning Board of Adjustment meeting minutes of May 15, 2023 shall be made and approved by action of the Commissioners

Commissioner Zdan pointed out an error that was made in the minutes. This was corrected and a motion was made to approve the minutes.

Motion: Commissioner Zdan Second: Commissioner Gemenden

Yes: Commissioners Zdan, Gemenden, Tomkiewicz, Zapotocky, Heim, Parson, Anderson-Harvey and Chairman Hering

No: none

Abstain: Commissioner Smith

Absent: Commissioner Pellettiere

Minutes were approved

Chairman Hering gave an update on the Planning Board.

A motion was made to adjourn the meeting.

Motion: Commissioner Zdan Second: Commissioner Gemenden

Yes: Commissioners Zdan, Gemenden, Tomkiewicz, Zapotocky, Heim, Parson, Smith, Anderson-Harvey, and Chairman Hering

No: none

Abstain:

Absent: Commissioner Pellettiere

ADJOURN: There being no further business; the meeting was adjourned at 7:18 pm.