

1. Agenda

Documents:

[PB-REORGANIZATION-REGULAR-AGENDA-PB-2022-1.PDF](#)

2. Meeting Materials

Documents:

[2022-RESOLUTION-ADOPTING-RULES-AND-REGULATIONS.PDF](#)
[RAHWAY-PB-NOTICE-OF-ELECTRONIC-MEETINGS-JANUARY-25-2022.PDF](#)
[2022-RAHWAY-PB-RESOLUTION-2022-PROFESSIONAL-SERVICES.PDF](#)
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**PLANNING BOARD
REORGANIZATION AND REGULAR MEETING
AGENDA**

JANUARY 25, 2021

**CALL TO
ORDER**

The Regular meeting shall be called to order at 6:45 p.m.

Via ZOOM Teleconference Link:

<https://us02web.zoom.us/j/7373206419?pwd=STZFRIBTRUVqTFk5MEp5Y1BhV2c0QT09>

Meeting ID: 737 320 6419

Password: 922644

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 8th, 2022 and posted on the bulletin board in the 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

Mr. Raymond Giacobbe, Mayor; or,

Mr. Eric Miles, Mayor's Designee

Mr. Jeremy Mojica, Commissioner

Mr. Frank Spallone, Commissioner

Mr. Robert Simon, Commissioner

Mr. Thomas O'Reilly, Commissioner

Mr. Alexander Shipley, Commissioner

Mr. William Cladek, 1st Alternate Commissioner

Mr. Christopher Brown, 2nd Alternate Commissioner

Mr. William Hering, Commissioner Vice Chairman

Mr. Jeffrey Robinson, Commissioner Chairman

Mr. Karl P. Kemm, Esq, Board Attorney

Ms. Jacqueline Dirmann, Board Engineer

Ms. Leigh Fleming, Board Planner

Mr. Steven Decker, Board Secretary

**PLANNING BOARD
RE-ORGANIZATION & REGULAR MEETING
AGENDA
JANUARY 25, 2022**

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SWEARING IN:

- Mr. Jeffrey Robinson
- Mr. William Hering
- Mr. Jeremy Mojica
- Mr. Frank Spallone
- Mr. Eric Miles

REORGANIZATION MEETING:

- A. Election of Chairman**
- B. Election of Vice-Chairman**
- C. Election of Secretary**

OTHER BUSINESS:

1. **Adoption of resolution awarding Professional Services to:**

Colliers Engineering & Design, Inc, Jacqueline Dirmann, and appointment as Board Engineer

McManimon, Scotland & Baumann, LLC., Karl P. Kemm, Esq., and appointment as Board Attorney

Heyer, Gruel & Associates, Leigh Fleming, and appointment as Board Planner
2. **Adoption of resolution approving the 2022 – 2023 Planning Board meeting calendar**
3. **Adoption of resolution adopting rules and regulations**

REGULAR MEETING:

Discussion:

Master Plan Review

There will be a special meeting on Tuesday February 8th to discuss new elements of the master plan.

MINUTES: Any necessary changes to the Planning Board minutes of November 23rd, 2021 shall be made at this time and approved by action of the Commissioners.

ADJOURN: There being no further business; the meeting shall adjourn.

**PLANNING BOARD
CITY OF RAHWAY**

RESOLUTION ADOPTING RULES AND REGULATIONS

WHEREAS, the Legislature of the State of New Jersey has enacted the Municipal Land Use Law N.J.S.A. 440:55D-1 et seq.; and

WHEREAS, the Municipal Land Use Law provides that every municipal agency shall adopt and may amend reasonable rules and regulations, for the administration of its functions, powers, and duties, and shall furnish a copy thereof to any person upon request and may charge a reasonable fee for such copy (N.J.S.A. 55D-8); and,

WHEREAS the members of the Planning Board of the City of Rahway have reviewed the proposed rules and regulations; and,

WHEREAS the City of Rahway Planning Board believes that the proposed rules and regulations are necessary and proper, and should be adopted.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the City of Rahway, Union County, that the attached Rules and Regulations are hereby adopted.

I, Steven Decker, Board Secretary of the Rahway Planning Board, hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Rahway Planning Board at a duly convened meeting held January 25, 2022.

Steven Decker, Board Secretary

**CITY OF RAHWAY
NOTICE OF ELECTRONIC MEETING OF THE
PLANNING BOARD**

Please be advised that the Planning Board of the City of Rahway, New Jersey, will be holding its reorganization meeting Tuesday January 25th, 2022 at 6:45pm and the regularly scheduled meeting on Tuesday, January 25th, 2022 at 7:00 p.m. via electronic communications equipment.

Pursuant to the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-8(b), this meeting will be held via Zoom. Due to the SARS-CoV-2 pandemic, commonly known as the novel coronavirus disease 2019 (COVID-19), no members of the public shall be permitted to physically attend the meeting. The public, however, is invited to attend the meeting by teleconference or dial-in as follows

Teleconference:

Link: <https://us02web.zoom.us/j/7373206419?pwd=STZFRIBTRUVqTFk5MEp5Y1BhV2c0QT09>

Meeting ID: 737 320 6419

Password: 922644

Dial-In:

Telephone Number: 1-929-205-6099

Meeting ID: 737 320 6419

Password: 922644

Residents who wish to speak during the public portions will be prompted to do so by the Board Chairman, at the appropriate time. At that time, you will be recognized, asked for your name, address and sworn-in, and then you can ask questions and/or give comments on the application. We understand this may be an unfamiliar process for you and ask that you be patient.

Due to the COVID-19 pandemic, you will need to schedule an appointment with the Board Secretary to review any application set for hearing, which contains all documents relating to each application, including, the application form, plans, reports, exhibits, and reports of Board Professionals, if any. Applicants have been requested to submit all documents, including exhibits no later than ten (10) days before the meeting. Additionally, any objector or person wishing to use exhibits at the hearing, other than the application, are required to submit same to the Board Secretary no later than ten (10) days before the meeting. If you wish to review the file for an application and/or if a member of the public or objector's attorney wishes to submit any exhibit(s) to any application, please contact the Board Secretary, Steve Decker at (732) 827-2196 or by email at Sdecker@cityofrahway.com to schedule a time to either review the application and/or submit any exhibit(s) in objection. Individuals may also access application materials at <https://www.cityofrahway.org/government/boards-and-commissions/planning-board/>.

We apologize for any inconvenience in our efforts to keep the Board operating as normal as possible while accommodating the applicants and the public.

Thank you for your cooperation and understanding.

Steven Decker
Secretary
Planning Board

**PLANNING BOARD
CITY OF RAHWAY**

RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACTS FOR 2022

WHEREAS, the Planning Board of the City of Rahway (the “**Board**”) requires the services of a Board Attorney, a Board Engineer and a Board Planner; and

WHEREAS, contracts for professional services may be awarded without public bidding pursuant to *N.J.S.A.* 40A:11-5(1)(a)(i); and

WHEREAS, the Chief Financial Officer has certified in writing to the Board the availability of adequate funds to pay the maximum amount of these contracts; and

WHEREAS, these contracts were awarded through a fair and open process pursuant to provisions of the New Jersey Pay-to-Play Law (*N.J.S.A.* 19:44A-23.4 and 23.5); and

WHEREAS, the anticipated terms of these contracts is one (1) year; and

WHEREAS, the professionals listed below submitted proposals to the City of Rahway (the “**City**”) in or about December 28, 2021.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Rahway, in the County of Union, State of New Jersey, as follows:

1. The Chair and Board Secretary are authorized to sign the following professional services agreements for the period beginning January 1, 2022 through December 31, 2022, as follows:

<u>POSITION</u>	<u>FIRM</u>	<u>INDIVIDUAL</u>	<u>HOURLY RATE</u>
Board Attorney	McManimon, Scotland & Baumann, LLC	William W. Northgrave	\$ 205.00
Board Engineer	Colliers Engineering & Design, Inc	Jaqueline M. Dirmann	\$ 185.00
Board Planner	Heyer, Gruel & Associates	Leigh Fleming	\$ 175.00

2. The Board Secretary, in accordance with the provisions of *N.J.S.A.* 40A:11-5(1)(a)(i), is directed to publish a notice once in the official newspaper stating the nature, duration, service and amount of these contracts.

3. The Board Secretary shall make copies of this resolution available for public inspection at City Hall, 1 City Hall Plaza, Rahway, New Jersey during regular business hours

I, Steven Decker, Board Secretary of the Rahway Planning Board, hereby certify the foregoing to be a true and exact copy of a resolution adopted by the Governing Body at a duly convened meeting held January 25, 2022.

Steven Decker, Board Secretary

PROFESSIONAL SERVICES CONTRACTS

**PLANNING BOARD
CITY OF RAHWAY**

RESOLUTION ADOPTING SCHEDULE OF 2022 REGULAR MEETING DATES

WHEREAS, the Planning Board for the City of Rahway has on January 25, 2022 reorganized for the 2022 calendar year; and

WHEREAS, the Board has determined pursuant to N.J.S.A. 10:4-18 of the Open Public Meetings Act that the following shall be the schedule of regular meetings of the Board for the 2022 calendar year:

January 25, 2022
February 22, 2022
March 22, 2022
April 26, 2022
May 24, 2022
June 28, 2022
July 26, 2022
August 23, 2022
September 27, 2022
October 25, 2022
November 22, 2022
December 20, 2022
January 24, 2023 (re-organization to commence 6:45p.m.; regular meeting to commence 7:00p.m.)

WHEREAS, all meetings shall commence not earlier than 7:00 p.m. with the exception of the reorganization meeting. Pursuant to the provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-8(b), these meetings will be held via Zoom. Due to the SARS-CoV-2 pandemic, commonly known as the novel coronavirus disease 2019 (COVID-19), no members of the public shall be permitted to physically attend the meeting. The public, however, is invited to attend the meeting by teleconference or dial-in. Teleconference information can be found at www.cityofrahway.com and

NOW, THEREFORE, this Resolution shall be filed with the Township Clerk, published and posted in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.

I hereby certify that the foregoing is a true copy of a Resolution adopted by the City of Rahway Planning Board on January 25, 2022.

Steven Decker
Board Secretary