

**PLANNING BOARD  
REGULAR MEETING  
MINUTES**

**July 25, 2023**

**CALL TO  
ORDER**

The Regular meeting was called to order at 7:00 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.

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**FLAG SALUTE**

The Board will then salute the flag.

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**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. Kyle Gustofson, Commissioner  
Mr. Robert Simon, Commissioner  
Ms. Ruta Padulo, Commissioner  
Mr. Alexander Shipley, Commissioner  
Mr. William Cladek, 1<sup>st</sup> Alternate Commissioner  
Mr. Christopher Brown, 2<sup>nd</sup> Alternate Commissioner  
Mr. William Hering, Commissioner  
Mr. Jeffrey Robinson, Commissioner  
Mr. Karl P. Kemm, Esq, Board Attorney  
Ms. Jacqueline Dirmann, Board Engineer  
Ms. Leigh Fleming, Board Planner  
Mr. Steven Decker, Board Secretary

Absent from this meeting: Commissioner Cladek with an excused absence.

\*Board Engineer Jacqueline Dirmann was excused from this meeting

The meeting was called to order at 7:00pm.

Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record.

Board Planner Leigh Fleming was sworn in.

The following action took place.

**REGULAR MEETING:**

Dornoch Rahway II Urban Renewal  
84 Monroe Street  
Application #9/23  
Block 318.01 Lot 1.01  
Amended Preliminary & Final Major Site Plan

Attorney Mr. Steven Firsker introduced the application. Dornoch Rahway is the owner and redeveloper of the site. This is for the north building of The Mint at 84 Monroe Street. The application is to approve two modifications to the facades of the building. The applicant is proposing a mural along the railroad tracks. The other side is a wall between this building and a neighboring building. The mural will be based on a condition of agreement with the redevelopment association.

Stuart Johnson of Minno and Wasko, 80 Lambert Lane, Lambertville, NJ 08530 was sworn in as the applicant's architect. Mr. Stuart was accepted as an expert. Mr. Stuart displayed sheet A1 a revised concept building elevations of the proposed façade. Drawing number 1 was the north facing building elevation. Drawing number 2 was the west elevation that faces the adjoining building. The building has frontage on 3 right of ways. The ground floor elevation that faces the NJ Transit right of way was constructed as an exposed concrete wall that was painted white. On the west side, the building had proposed a cast stone veneer, however that would encroach on the setback with the neighboring property so it was not installed. The applicant is now proposing to clad the façade with a stucco material. It will mimic the look and feel of the cast stone veneer. It will not be an EIFS material. This area is minimally viewed from the pedestrian right of way, with a fence blocking the area. The north facing façade is not visible for pedestrians, it is only visible to passengers on the train. The train is at a higher elevation than the facade. The applicant has met with artist groups in town and has selected a mural artist to create the design. The applicant feels this fits with the artist district in the city.

Mr. Firsker addressed the Planner's comments. If at some point there is no longer a mural, the owner will have to use a matching stone veneer to replace it, which will be consistent with redevelopment amendment.

Board Planner Fleming asked if a different mural was put up, would they agree to go back to the board.

Attorney Kemm proposed that conditions will be put on the mural.

Any change with the mural will be submitted to the city for review, and the city will determine if it goes back to the board.

The facade will be the same cast stone as the street frontage if ever replaced.

Commissioner Shipley asked if the mural can only be seen from the Right of Way.

Mr. Johnson believes that is correct, and it won't be visible from Monroe Street.

Commissioner Mojica asked if local artists have been considered for the mural.

The applicant met with the City's art consultant, as well as city officials to select a mural.

The meeting was opened to the public.

The public portion of the meeting was closed.

Mr. Firsker is agreeable to any conditions that were discussed being added.

Board Planner Fleming requested that an anti-graffiti coating be added to the mural.

Commissioner Hering requested having security cameras installed. Mr. Firsker stated they have already been installed.

Commissioner Hering motioned to approve the application with all conditions agreed upon including using anti-graffiti coating and having the security cameras.

**Motion: Commissioner Hering                      Second: Commissioner Simon**

**Yes: Commissioners Miles, Mojica, Padulo, Simon, Shipley, Gustofson, Brown, Hering and Chairman Robinson**

**No: None**

**Abstain: None**

**Absent: Commissioners Cladek**

**Motion Approved**

**MEMORIALIZE**

RDF Rahway Urban Renewal LLC.  
Bridge Street, Clarkson Place, Essex Street  
Application #02/23  
Block 322 Lot 1, 2, 3, 4.01, 4.02, 6, 7, 8, 10 & 11  
Applicant seeking preliminary and final major site plan

**Motion: Commissioner Hering                      Second: Commissioner Gustofson**

**Yes: Commissioners Miles, Mojica, Padulo, Simon, Shipley, Gustofson, Brown, Hering and Chairman Robinson**

**No: None**

**Abstain: None**

**Absent: Commissioners Cladek**

**Motion approved.**

Plantabis Dispensary, LLC.  
2077 US Highway 1  
Application #02/23  
Block 389 Lot 20, 22.01, 23.01  
Applicant seeking Conditional Use approval and Minor Site Plan

**Motion: Commissioner Miles                      Second: Commissioner Hering**

**Yes: Commissioners Miles, Mojica, Padulo, Simon, Shipley, Gustofson, Brown, Hering and Chairman Robinson**

**No: None**

**Abstain: None**

**Absent: Commissioners Cladek**

**Motion Approved**

**MINUTES:** Any necessary changes to the Planning Board meeting minutes of June 27, 2023 shall be made and approved by action of the Commissioners

**Motion: Commissioner Shipley**

**Second: Commissioner Padulo**

**Yes: Commissioners Miles, Mojica, Padulo, Simon, Shipley, Gustofson, Brown, Hering and Chairman Robinson**

**No: None**

**Abstain: None**

**Absent: Commissioners Cladek**

**Minutes Approved**

Commissioner Hering made a motion to adjourn the meeting.

**Motion: Commissioner Hering**

**Second: Commissioner Simon**

**Yes: Commissioners Miles, Mojica, Padulo, Simon, Shipley, Gustofson, Brown, Hering and Chairman Robinson**

**No: None**

**Abstain: None**

**Absent: Commissioners Cladek**

**ADJOURN:** There being no further business; the meeting was adjourned at 7:45pm.