



Chairperson Conahan stated that the changes were introduced at the June 9, 2020 Council meeting, the Joint Land Use Board needs to review and respond back to Governing Body to make sure changes are consistent with the Master Plan.

Mr. Paul Ricci, Board Planner stated that the site of discussion was the former Marine Corp base, aka former Salvage Auto site.

Mr. Ricci distributed his May 13, 2020 memorandum that was sent to Ms. Marcia Karrow, Business Administrator, highlighting the proposed changes to the Redevelopment Plan.

Mr. Ricci stated that the area known as Absolute Auto Truck Salvage Block 318, lots 1A, 4A, 21,38,43,44,45,48 has an underlying zoning of Industrial which is consistent with the Master Plan. He stated he corrected pages 3 and 4 transitional sub area. Mr. Ricci distributed a copy of the zoning map. He stated that language was added to the Plan to permit warehouses. He stated that the previous Planning Board did not like tandem parking and there was nothing written in the plan that addressed this issue. He stated that a definition of parking space was added to the plan and no tandem parking is allowed with this revision. He removed the bulb-outs from the plan and references to train station. He stated that warehouses would only be allowed in the sub area, not in other areas.

Board Members discussed their concerns about traffic from this sub area, truck traffic is not allowed on Mountain Ave in Piscataway and Members were concerned that extra truck traffic would be on Lincoln Blvd.

Mr. Ricci suggested that as part of a site plan approval, a truck circulation plan be required.

Board Members discussed the number of truck parking spaces in this sub area.

Mr. William Robertson explained the procedure to the Board. The Governing Body introduced an ordinance to adopt changes to the Redevelopment Plan, then Joint Land Use Board is required to review and recommend if consistent with the Master Plan. The Joint Land Use Board can make recommendations which the Governing Body can adopt or ignore. The Board has 45 days to send back recommendation, if not the Governing Body will assume that the plan is consistent.

Board Members agreed that the Redevelopment Plan is consistent but they had concerns with traffic on Mountain Ave. Board Members discussed having applicants require truck circulation plan or creation of Redevelopment agreement.

Mr. Robertson stated that once the Redevelopment Plan is adopted the warehouse would be a permitted use.

Mr. Ricci stated that the underlying zoning for the area is for warehousing.

Board Members stated that traffic issues could also be addressed in the PILOT agreement.

Member Woska made a motion to approve the Redevelopment Resolution stating that the 2020 Redevelopment Plan is consistent with the Master Plan and recommended that the Redevelopment Committee address circulation plan, seconded by Member Ryan. Vote: Member Ryan-yes, Member Kranz-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Woska-yes, Member Greco-yes, Member Dessino-yes, Member Carnes-yes, Member Descenza-yes. Motion passed.

**B. Approval of amended bylaws and approval of remaining 2020 meeting dates, times and location.**

Chairperson Conahan stated that there would be no meeting on July 8, 2020 and also November 25, 2020.

Mr. Robertson suggested that start time be changed in July in case applicants have already noticed for 7:30pm time.

Member Descenza made a motion to amend bylaws for time change for meetings to start at 7pm with the July 22, 2020 meeting, seconded by Member Kranz. Vote: Member Ryan-yes, Member Kranz-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Woska-yes, Member Greco-yes, Member Dessino-yes, Member Carnes-yes, Member Descenza-yes. Motion passed.

Member Sherr made a motion to approve the revised meeting dates, seconded by Member Descenza. Vote: Member Ryan-yes, Member Kranz-yes, Chairperson Conahan-yes, Member Sherr-yes, Member Woska-yes, Member Greco-yes, Member Dessino-yes, Member Carnes-yes, Member Descenza-yes. Motion passed.

**7. Old Business**

**P2018-02**

**Major Preliminary and Final Site Plan**

**Layla Transport and Trailing LLC**

**930 Lincoln Blvd.**

**Block 249 Lot 2**

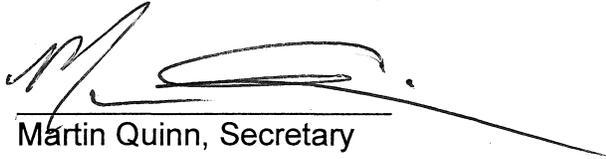
Chairperson Conahan announced that this application is being carried to the June 24, 2020 meeting.

Chairperson Conahan opened the meeting to the public, there being no public comments he closed the public portion of the meeting.

Member Ryan made a motion to go into Executive Session, seconded by Member Greco. Vote: All in favor. Motion passed.

Upon returning from Executive Session roll call was taken with all members still present.

There being no further business Member Greco made a motion to adjourn the meeting at 9:33pm, seconded by Member Descenza. Vote: All in favor. Meeting adjourned.



Martin Quinn, Secretary



Karen Wick, Recording Secretary