

**PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING  
MINUTES**

**JANUARY 24, 2023**

**CALL TO  
ORDER**

The Regular meeting was called to order at 6:50 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**

**BOARD**

Mr. Raymond Giacobbe, Mayor; or,  
Mr. Eric Miles, Mayor's Designee  
Mr. Jeremy Mojica, Commissioner  
Mr. Kyle Gustofson, Commissioner  
Ms. Karla Timmons, 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

\*Board Attorney Nicholas Strasser was present in place of Board Attorney Karl Kemm

Absent from this meeting: Commissioners Miles, Mojica, and Timmons with excused absences

Board Engineer Jacqueline Dirmann was excused from this meeting.

**PLANNING BOARD  
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AGENDA  
JANUARY 24, 2023**

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**SWEARING IN:**

Board attorney Nicholas Strasser swore in the new and reappointed members of the board.

- Ms. Ruta Padulo
- Mr. Alexander Shipley
- Mr. William Cladek
- Mr. Christopher Brown
- Mr. Kyle Gustofson

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

The following action took place.

**REORGANIZATION MEETING:**

**A. Election of Chairman**

Commissioner Simon made a motion to nominate Jeff Robinson as Chairman of the Planning Board. This motion was seconded by Commissioner Hering. Commissioner Robinson accepted the position as Chairman of the Planning Board.

**Motion: Commissioner Simon                      Second: Commissioner Hering**  
**Yes: Commissioners Simon, Padulo, Shipley, Cladek, Gustofson, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: none**  
**Absent: Commissioner Miles, Mojica, and Timmons**

**B. Election of Vice Chairman**

Commissioner Simon made a motion to nominate William Hering as Vice Chairman of the Planning Board. This motion was seconded by Commissioner Cladek. Commissioner Hering accepted the position as Vice Chairman of the Planning Board.

**Motion: Commissioner Simon                      Second: Commissioner Cladek**  
**Yes: Commissioners Simon, Padulo, Shipley, Cladek, Gustofson, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: none**  
**Absent: Commissioner Miles, Mojica, and Timmons**



**4. Adoption of resolution approving the 2023 – 2024 Planning Board meeting calendar**

Motion was made by Commissioner Simon and seconded by Commissioner Cladek.

**Motion: Commissioner Simon                      Second: Commissioner Cladek**  
**Yes: Commissioners Simon, Padulo, Shipley, Cladek, Gustofson, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: none**  
**Absent: Commissioner Miles, Mojica, and Timmons**

**5. Adoption of the Planning Board Rules and Regulations**

Motion was made by Commissioner Hering and seconded by Commissioner Simon.

**Motion: Commissioner Hering                      Second: Commissioner Simon**  
**Yes: Commissioners Simon, Padulo, Shipley, Cladek, Gustofson, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: none**  
**Absent: Commissioner Miles, Mojica, and Timmons**

Reorganization meeting closed at 7:06pm

**REGULAR MEETING**

Regular Meeting opened at 7:07pm

**REGULAR MEETING:**

An announcement was made that an ordinance for amendments to the cannabis ordinance had been removed from the agenda and will not be reviewed during the meeting. Administration is working on the ordinance and it will be reviewed at a future meeting.

**MEMORIALIZE**

Spruce Industries, LLC.  
759 E. Lincoln Ave.  
Application #11/22  
Block 389 Lot 32  
Applicant seeking a Major Site plan and Bulk “C” variances

**Motion: Commissioner Shipley                      Second: Commissioner Brown**  
**Yes: Commissioners Simon, Shipley, Cladek, Brown, Hering and Chairman Robinson**  
**No: none**

**Abstain: Padulo, Gustofson**  
**Absent: Commissioner Miles, Mojica, and Timmons**

ABC Billing Management LLC  
961 New Brunswick Ave.  
Application 9/22  
Block 284 Lot 12  
Applicant seeking a Major Site Plan and Bulk “C” variance

**Motion: Commissioner Shipley**                      **Second: Commissioner Brown**  
**Yes: Commissioners Simon, Shipley, Cladek, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: Padulo, Gustofson**  
**Absent: Commissioner Miles, Mojica, and Timmons**

**MINUTES:** Any necessary changes to the Planning Board meeting minutes of December 20, 2022 shall be made and approved by action of the Commissioners

**Motion: Commissioner Simon**                      **Second: Commissioner Cladek**  
**Yes: Commissioners Simon, Shipley, Cladek, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: Padulo, Gustofson**  
**Absent: Commissioner Miles, Mojica, and Timmons**

**Minutes Approved**

1206 Westfield Ave. LLC.  
1206 Westfield Ave.  
Application #5/22  
Block 189 Lot 44  
Applicant seeking a Minor Subdivision

Commissioner Simon motioned to carry the notice and application for 1206 Westfield Ave. LLC. to the Planning Board meeting on February 28<sup>th</sup>.

**Motion: Commissioner Simon**                      **Second: Commissioner Hering**  
**Yes: Commissioners Simon, Shipley, Cladek, Brown, Hering and Chairman Robinson**  
**No: none**  
**Abstain: Padulo, Gustofson**  
**Absent: Commissioner Miles, Mojica, and Timmons**

Vice Chairman Hering reported on the zoning board.

Chairman Robinson gave an update on the Planning Board, and welcomed the new commissioners. He also notified them of duties they would need to perform.

The meeting was opened to the public.

Robert Ciano of 55 North Washington Ave. Colonia, NJ 07067 was sworn in. Mr. Ciano addressed the board regarding retail Cannabis. Shangri-la had submitted an application to the city and is looking forward to having it reviewed to major site plan approval.

Public portion of the meeting was closed.

Ms. Leigh Fleming updated the board that the ordinance was pulled to amend some details before the board hears it.

**Motion: Commissioner Simon**

**Second: Commissioner Cladek**

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

**No: none**

**Abstain: none**

**Absent: Commissioner Miles, Mojica, and Timmons**

**ADJOURN:** There being no further business; the meeting was adjourned at 7:41pm.