

PLANNING BOARD MEETING

Meeting Minutes

August 7, 2025

MEMBERS PRESENT:

Robert Musnug
Naoji Moriuchi
William Wesolowski
Joe Maguire
Alfred Driscoll
D'Arcy DiSpirito
Rudy Thomas
Melissa Arcaro Burns
Chris Keating
Kevin Aberant

STAFF PRESENT:

Matt Wieliczko, Board Attorney
Patty Muscella, Land Use Administrator

Absent: Lisa Petriello

Robert Musnug called the meeting to order at 7:00 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call was listed as above.

Meeting Minutes of March 6, 2025 and April 3, 2025

Moriuchi made a motion to approve the 3/6/25 minutes; seconded by Wesolowski

Roll call of eligible members was unanimous in favor.

Wesolowski made a motion to approve the 4/3/25 minutes with correction on page 4; seconded by Aberant.

Roll call of eligible members was unanimous in favor.

Resolutions:

PB#2025-19, King's Road Brewing Co., 16 E. Main Street. Block 4605 Lot 14. Conditional Use with Site Plan Waiver for brewery and tasting room in the Community House space known as
Maguire made a motion to approve Resolution PB#2025-19; seconded by Thomas. Roll call of eligible members was unanimous in favor.

New Business:

PB#2025-22, Main Street/Chester Avenue, Historic District Corridor, 123 Properties comprised of 143 tax parcels along Main Street and Chester Avenue totaling 55.6 acres, Draft Resolution and Report designating Area in Need of Rehabilitation.

Board Planner Michael Davis explained his report dated July 22, 2025. It was found through analysis and tax records that this area qualifies for two of the criteria- the age of residential structures being over 50 years old and also the water and sewer infrastructure is in need of substantial repair and maintenance. Therefore, the Board was asked for its recommendation to be reported back to Town Council.

Aberant explained that if the Board makes this recommendation, then the governing body will adopt the draft resolution. Any property owner in the Area in Need of Rehabilitation who makes home improvements will be eligible for a five-year tax abatement on the assessment of any improvements. Keating feels it is highly incentive to fix up your property today with the promise of economic relief in the future.

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Maguire questioned if the current water infrastructure cited was something that we intended to act on. Aberant confirmed that they are separate projects. Keating disagrees to the extent that water infrastructure would also include the water connections to the homes, and it may be an incentive for a property owner to make that investment. Maguire confirmed that if an older historic home is not in the Historic District, it does not receive the tax abatement.

Driscoll asked what the economic impact of offering the tax abatement would have on the township and asked if the township can afford to do this. Keating answered that anytime a person is doing improvements that would increase the tax liability on their home, that is money the township wasn't counting on before and did not account into their budget.

The township does not currently have a tax abatement program in place and this is being introduced so the township can offer the program again.

Wieliczko explained that the scope of the Board is to consider this, Board heard the testimony of the Planner and that they are in favor of the resolution determining that this is an Area of Need of Rehabilitation.

Wesolowski asked if adopting the resolution would benefit the township at all when applying for grants. Aberant advised he is not aware of any grant opportunities that are specific to rehab areas.

Moriuchi asked if there was a max dollar amount for the abatement. Aberant stated that he cannot recall offhand. Keating cannot see a reason to cap if someone is investing.

Public Comment:

Pamela Richards of 304 Colonial Avenue - Asked how only two out of the six criteria being met is a good thing and asked how a tax abatement will help the township. Feels like all the help goes to the "haves" and not the "have-nots". Wieliczko explained that the law in NJ is that only one of the criteria needs to be met and in this case two criteria are being met. Explained Board does not write the law.

Joseph Chiaccio of 260 E. Main Street – Owns a historic home that falls outside the historic district but he is for this because he will continue to need to maintain his home and the repairs on historic homes are much higher and wanted to state he is in favor of this.

No vote is necessary. The Planning Board recommends the adoption of the draft resolution consistent with the testimony given.

Adjournment:

A motion to adjourn was made by Aberant and seconded by Wesolowski. The meeting was adjourned at 7:30 PM.

Next Meeting: September 4, 2025 at 7:00 pm