



Borough of Dunellen  
Planning Board  
Meeting Minutes

REGULAR MEETING  
1/24/2022

**Call to Order & Statement of Compliance**

Chairman Dornbierer called the meeting to order at 7:33 PM and read the Statement of Compliance adopted by the board January 24, 2022.

**Roll Call**

**Present:** Tom D'Amico, Adam Gordon, Theresa Ratner, Barbara Seif, Erik Walker, Christopher Brillante (Alternate #2), Robert Krause (Alternate #1), Councilwoman Rios, Mayor Cilento, Chairman Roger Dornbierer

**Absent:** Michael Mullin

**Approval of Meeting Minutes**

Chairman Dornbierer explained that minutes are backlogged due to not having a recording secretary, although recordings of the meetings with outstanding minutes are available.

He will attempt to all outstanding minutes ready for the February meeting.

**Old Business**

There was no old business to discuss.

**New Business**

Borough Planner, Gabriel Bailor presented three ordinances from the Borough Council for review and feedback from the Planning Board.

- 1.) Amended Dunellen Sign Ordinance, 2022-01. Fifty-five changes were presented and reviewed. There were no objections to changes.
- 2.) Amended Ordinance Chapter 115, 2022-02. This proposed amendment defines the allowed use of Brewpubs, Cider & Meaderies, Craft Breweries, Craft Distilleries, and Winery Salesrooms. There were no objections, and the board encouraged the use.
- 3.) Revised and amended Dunellen Downtown Redevelopment Plan, 2022-04. Establishing minimum square footage for one bedroom units, including the use of the distilleries defined in items #2 above in the redevelopment zone, architectural guidelines, and electrical vehicle charging stations.

Mr. Krause noted that that a proposed minimum size of 500 sf for single bedroom units was *inclusive* of balconies or other outdoor seating areas. He suggested the minimum of 500 sf should *exclude* balconies or other outdoor seating areas.

Chairman Dornbierer stated he will communicate board opinions and suggestions back to the Clerk, Bill Robins.

Chairman Dornbierer opened the floor for Board Member comments. There were none.

Floor was opened for Public Comments. There were none.

Theresa Ratner made a motion to adjourn. Mayor Cilento seconded. All present members voted Yes with no abstentions. Meeting ended at 8:38PM.

Minutes Approved: March 28, 2022

*Roger Dornbierer*  
[Roger Dornbierer \(Mar 29, 2022 10:37 EDT\)](#)  
Roger Dornbierer, Chair

*Lauren Staats*  
[Lauren Staats \(Mar 29, 2022 09:16 EDT\)](#)  
Lauren Staats, Board Secretary