

RARITAN TOWNSHIP
PLANNING BOARD MINUTES

JANUARY 13, 2016
7:00 P.M.

1. CALL TO ORDER

A. The notice requirements of the Open Public Meetings Act were read into the record by Jamie Sunyak, Township Planner.

B. Roll call

The following members of the Planning Board were present.

Chairman Jeffrey Kuhl
Ms. DiGiandomenico
Mr. Mangin
Mr. Quinn
Mayor Karen Gilbert
Mr. Miller
Mr. Throne
Mr. Gettings

Members Absent:

Donna Drewes

Appearances:

MESSRS. McELVOY, DEUTSCH, MULVANEY & CARPENTER
1300 Mt. Kemble Avenue
Morristown, New Jersey 07960
Attorneys for the Board
BY: JOHN P. BELARDO, ESQ.
Attorneys for the Board

MESSRS. ARCHER & GREINER, P.C.
361 Route 31, Building E, Suite 1301
Flemington, New Jersey 08822
Attorneys for Johanna Foods
BY: LLOYD TUBMAN, ESQ.

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Also present:

Antoine Hajjar, Township Engineer
Jamie Sunyak, Township Planner
John Morgan Thomas, Township Landscape
Architect
Judd Rocciola, Township Traffic Engineer

2. ELECTION OF OFFICERS:

A. CHAIRMAN

Mr. Mangin nominated Jeff Kuhl as Chairman of the
2016 Planning Board.

No other nominations were made.

(On roll call, all members voted in the affirmative.)

B. VICE CHAIRMAN

Mr. Gettings nominated Harry Quinn to be Vice Chair
of the 2016 Planning Board.

(On roll call, all members voted in the affirmative.)

3. APPOINTMENTS:

A. SECRETARY

Chairman Kuhl nominated Linda Jacus to be the Board
Secretary, seconded by Mr. Quinn.

(On roll call, all members voted in the affirmative.)

B. ASSISTANT SECRETARY

Chairman Kuhl nominated Jamie Sunyak to be the
Assistant Secretary, seconded by Mayor Gilbert.

C: PLANNING BOARD ATTORNEY

Chairman Kuhl nominated John Belardo as the Board
Attorney, seconded by Mr. Quinn.

D. TOWNSHIP ENGINEER

Mr. Quinn nominated Antoine Hajjar as the Township
Engineer, seconded by Mr. Mangin.

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E. TOWNSHIP PLANNER

Mr. Quinn nominated Jamie Sunyak to be the Township Planner, seconded by Mr. Mangin.

F. TRAFFIC EXPERT

Ms. DiGiandomenico nominated Judd Rocciola to be the Planning Board's traffic expert, seconded by Mr. Mangin.

G. TOWNSHIP LANDSCAPE ARCHITECT

Mr. Quinn nominated John Morgan Thomas as the Township's Landscape Architect, seconded by Mr. Mangin.

H. CONFLICT ENGINEER

Chairman Kuhl nominated Cathleen Marcelli as the Conflict Engineer, seconded by Mayor Gilbert.

4. PLANNING BOARD COMMITTEES

A. ON-SITE COMMITTEE

Chairman Kuhl placed all of the Board members on the On-Site Committee.

B. TECHNICAL COORDINATION COMMITTEE

Chairman Kuhl indicated that he would nominate Donna Drewes and Harold Quinn for the Technical Coordination Committee, and he would be on it as well.

C. LIAISON FOR RTMUA

Chairman Kuhl appointed Mr. Throne as well as himself to be on the RTMUA Committee.

D. FLEMINGTON/RARITAN BOARD OF EDUCATION

Chairman Kuhl placed Mr. Gettings on the Flemington/Raritan Board of Education Committee.

E: COAH COORDINATION COMMITTEE

Chairman Kuhl nominated Donna Drewes, Harold Quinn and himself to be on the COAH Coordination Committee.

Mr. Belardo suggested that instead of calling it the COAH Coordination Committee, that they change the name

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to the Affordable Housing Committee.

5. MINUTES OF DECEMBER 9, 2015

The Chairman asked if there was a motion to approve the minutes of December 9, 2015. The minutes were moved by Ms. DiGiandomenico and seconded by Mr. Throne. Mr. Throne indicated that as to his statement about getting the reports earlier, he stated he would like to receive all of the reports before the day of the meeting.

With that recommendation, a motion was made and seconded, and all members voted in the affirmative, with the exception of Mayor Gilbert, who abstained.

6. RESOLUTIONS:

1. Mr. Belardo suggested that all resolutions, including the annual notice of meetings, adoption of by-laws, document reproduction fees, improvements to existing township roads, appointment of Certified Shorthand Reporter, and all other appointments could be done at one time. He stated that the document reproduction fees are remaining the same.

A motion was made by the Chairman to approve Resolutions Number 1, 2, 3, 4, 5 of 2016, seconded by Mr. Quinn.

(On roll call, all members voted in the affirmative.)

2. RESOLUTION 26-2016, THE ISLAMIC CENTER OF HUNTERDON COUNTY, INC.

Having received no corrections or objections to the resolution, the Chairman asked for a motion to approve the resolution, which was made by Mr. Mangin and seconded by Chairman Kuhl.

(On roll call, all members voted in the affirmative.)

7. CITIZENS PRIVILEGE: None.

**8. PUBLIC HEARING:
 JOHANNA FOODS, INC.
 PRELIMINARY/FINAL SITE PLAN
 BLOCK 63.14, LOT 32**

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Attorney Lloyd Tubman of Archer & Greiner, Flemington, New Jersey, appeared on behalf of the applicant. She presented Peter McCabe, an engineer, and Anthony Saracini, the operations manager at Johanna Foods, as her witnesses. Exhibits A-1, a colorized plan; A-2, an orange juice carton; and A-3, a plastic bottle used by Johanna Foods were marked as exhibits.

A variance was sought associated with the application for impervious coverage of 59.95 percent in a zone that permits 55 percent coverage. The applicant also requested waivers and exceptions.

Attorney Tubman stated that they had 351 spaces for 250 employees at maximum shifts, but they are proposing banked parking of 30 spaces in case additional parking is required in the future. They also asked for a variance or exception for light poles at a 35 foot height where 25 feet is permitted.

In addition to the existing aseptic building, the applicant proposed a small 3,100 square foot addition to the northwest corner of the building and a 4,379 square foot building addition to the northwest corner of the building.

After hearing the testimony, Mr. Lorenzo Linarducci and Ms. Kim Hawkins asked questions of the witnesses. After the testimony was presented, Attorney Tubman requested an adjournment to the next meeting to present a planning expert. The Board agreed to her request, and the meeting was adjourned to January 27, 2016, with no additional notice to be supplied.

9. CORRESPONDENCE:

Ms. Sunyak indicated that the only correspondence that was presented was a press release regarding the draft Open Space Trust Fund Plan. There will be a meeting on January 19th at 7:00 at the County Complex regarding that plan.

10. DISCUSSIONS AND RECOMMENDATIONS: None

11. COMMENT AND REPORTS:

A. CHAIRMAN'S REPORT:

The Chairman indicated that he would like to welcome back all of the Board members from the previous year as well as Mayor Gilbert.

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- B. BOARD COMMENTS: None.
- C. ENGINEER'S COMMENTS: None.
- D. PLANNER'S COMMENTS: None.
- E. ATTORNEY COMMENTS:

Mr. Belardo thanked the Board for his appointment, stating that he enjoys representing the Board and looks forward to 2016.

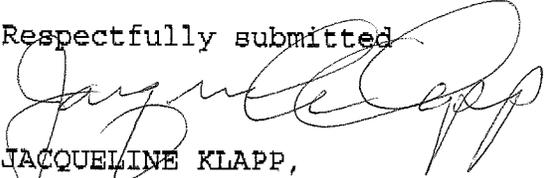
12. SCHEDULE OF MEETINGS:

The next meeting is scheduled for January 27, 2016.

13. ADJOURNMENTS:

The meeting was adjourned at 9:17 p.m.

Respectfully submitted



JACQUELINE KLAPP,
CERTIFIED COURT REPORTER