

RARITAN TOWNSHIP  
PLANNING BOARD MINUTES

JANUARY 27, 2016  
7:00 P.M.

1. CALL TO ORDER

A. Vice Chairman Harold Quinn called the meeting to order at 7:12 p.m.

B. The notice requirements of the Open Public Meetings Act were read into the record by Attorney John Belardo.

C. Roll Call:

The following members of the Planning Board were present.

Vice Chairman Harold Quinn  
Mr. Gettings  
Ms. DiGiandomenico  
Ms. Drewes  
Mayor Karen Gilbert  
Deputy Mayor Mangin  
Mr. Miller  
Mr. Throne

Member Absent:

Chairman Jeffrey Kuhl

Also present:

Antoine Hajjar, Township Engineer  
Jamie Sunyak, Township Planner

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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: LAWRENCE C. WOHL, ESQ.

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG  
 1 East Main Street, Suite 1  
 Flemington, New Jersey 08822-1487  
 Attorneys for Robin Hill IX, LLC  
 BY: DONALD SCHOLL, ESQ.

2. RESOLUTIONS:

A. RESOLUTION 7-2016  
 EDEN HOLDINGS, LLC

A motion to approve the resolution prepared by Attorney Belardo was made by Mr. Mangin, seconded by Mr. Gettings.

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

B. RESOLUTION 8-2016  
 GLEN G. HALE

A motion to approve the resolution prepared by Attorney Belardo was made by Mr. Gettings, seconded by Vice Chairman Quinn.

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

3. PUBLIC HEARINGS

A. ROBIN HILL IX, LLC  
 EXTENSION OF TIME  
 BLOCK 60, LOTS 20.1 THROUGH 20.10

Attorney Donald Scholl of the law firm Scholl, Whittlesey & Gruenberg of Flemington, New Jersey, appeared representing the applicant. He indicated

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that Robin Hill IX, LLC, had received preliminary major subdivision approval for a residential development named Milestone Country Classics, which was memorialized on June 20th, 2012. The approval took place during the time of the Permanent Extension Act, which indicated that it would expire six months after December 31 of 2015.

Mr. Scholl indicated they were requesting a two year extension.

After discussion by the Board, Mr. Miller moved that such extension be granted, seconded by Ms. DiGiandomenico.

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

**B. JOHANNA FOODS, INC.  
PRELIMINARY/FINAL SITE PLAN  
BLOCK 63.14, LOT 32**

Attorney Lawrence Wohl of Archer & Greiner, Flemington, New Jersey, appeared for the applicant. He indicated this was an adjourned date from the meeting on January 13th for the presentation of a planner's testimony. He presented Tamara Lee, a professional planner, who was sworn and qualified, to address the issue of the variances.

The Board's planner, engineer, and landscape architect's professional reports were reviewed at the previous meeting. Ms. Lee's testimony touched upon all of the planning issues involved in the application, including the height of the light poles, the parking, the disturbed areas and the storm water management, which she believed could be effectively managed on site. She stated the benefits outweigh the detriments, and the positive criteria can be satisfied.

Ms. Lee stated that the negative criteria did not have any detrimental effects that could not be mitigated. She stated there was no impairment to the Zone Plan or the Zoning Ordinance.

After completion of her testimony, questioning took place by the Board and a member of the public, Ms. Hawkins, who made a statement regarding her feelings as to the application.

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After a discussion on the merits of the application, Mr. Mangin moved that the application be approved, seconded by Mr. Gettings.

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

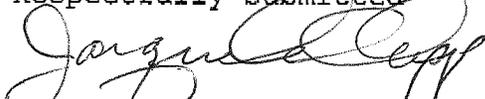
4. CORRESPONDENCE: None
6. DISCUSSIONS AND RECOMMENDATIONS: None
7. COMMENT AND REPORTS: None
8. SCHEDULE OF MEETINGS:

The next meeting is scheduled for February 10, 2016 and February 24, 2016.

9. ADJOURNMENT:

The meeting was adjourned at 8:30 p.m.

Respectfully submitted



JACQUELINE KLAPP