

**RARITAN TOWNSHIP
PLANNING BOARD**

MINUTES

July 13, 2016

The Chairman indicated that the Planning Board would begin no new items after 10:00 p.m., and that all matters not completed by 10:30 will be carried over to the next meeting.

1. CALL TO ORDER:

The Planning Board meeting was called to order at 7:00 p.m. by Chairman Jeffrey Kuhl.

2. NOTICE OF MEETING:

Attorney John Belardo read the notice requirements of the Open Public Meetings Act into the record.

3. ROLL CALL:

The following members of the Planning Board were present:

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

Members Absent:

Mr. Throne

4. ALSO PRESENT:

Jamie Sunyak, Township Planner
Antoine Hajjar, Township Engineer

5. APPEARANCES:

MESSRS. McELROY, DEUTSCH, MULVANEY & CARPENTER
1300 Mount Kemble Avenue
Morristown, New Jersey 07962-2075
Attorneys for the Board
BY: JOHN P. BELARDO, ESQ.

DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for an applicant regarding Ordinance 16-11
BY: GEORGE M. DILTS, ESQ.

6. RESOLUTIONS:

(a) California Development Company, LLC

A motion was made by Ms. DiGiandomenico to approve Resolution 15-2016 for an extension of time for one year, seconded by Mr. Quinn.

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

(b) Meadow Run, LLC

A motion was made by Mr. Quinn for an extension of time for one year, seconded by Mayor Gilbert.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARING: None.

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9. CORRESPONDENCE:

Attorney Belardo indicated that a letter was received from the Attorney for Leffler Hill Associates, LLC, indicating that they were withdrawing the prior Planning Board approval for a four lot subdivision.

10. DISCUSSIONS AND RECOMMENDATIONS:

**(a) Ordinance 16-11
To Amend Section 16.26, the Commercial-Recreation
District**

George M. Dilts, Esq. of the Dilts & Koester law firm appeared and indicated that the Ordinance was read at the Township Committee Meeting two weeks previous and it recommended that the Commercial-Recreation District basically add the word "Residential" to it. Mr. Dilts indicated that they made a presentation of a proposed development in that area, and since then they had put together an ordinance which basically would allow those components. One application was for The Villages which was directly behind the shopping center and a little bit north of Health Quest, and the other was called The Enclave and that was a multi-story development near where the ballfield is located. He indicated that they tried to create the ordinance so it would be pretty much variance free. He stated that they also opted to do that on privately-owned roads that would be open to the public, and they would be able to create some separate lots so they could contain the financing for those particular projects. They wanted to make sure that no matter what number of units, 20 percent would be affordable living units.

Mr. Dilts stated that this ordinance would promote the objectives of the housing element in that there would be affordable housing in connection with COAH, a mixture of housing types and sizes and income levels, in an area accessible to transit and other amenities within walking distance with a safe and efficient roadway network.

He indicated that there would be restaurants, health facilities and recreational facilities all in the one development.

Attorney Belardo indicated that they have Fair Share Housing as part of Raritan Township and Readington Township and it is in Hunterdon County, which means of all of the municipalities in Hunterdon County, those are the ones they are going to go after.

After discussion, the Board instructed Jamie Sunyak to write a letter to the Township Committee indicating their feelings on Ordinance 16-11.

11. COMMENTS AND REPORTS:

- (a) **Chairman's Report** - None.
- (b) **Board's Comments** - None.
- (c) **Engineer's Comments** - None.
- (d) **Planner's Comments** - None.
- (e) **Attorney's Comments** - None.

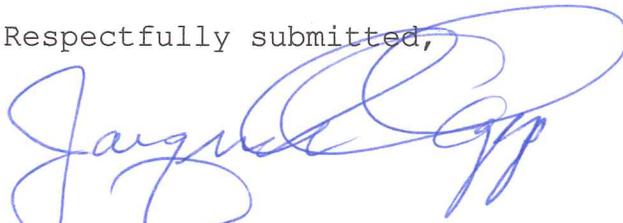
12. SCHEDULED MEETINGS:

The Board will have meetings on July 27, 2016 and August 10, 2016.

13. ADJOURNMENT:

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,



JACQUELINE KLAPP