

**RARITAN TOWNSHIP
PLANNING BOARD
MINUTES**

**November 28, 2016
7:00 p.m.**

1. CALL TO ORDER:

The meeting was called to order by Chairman Jeffrey Kuhl.

2. NOTICE OF MEETING:

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

3. ROLL CALL:

Members Present:

Jeffrey Kuhl, Chairman
Ed Gettings
Harold Quinn
James Miller
Judi DiGiandomenico
Donna Drewes
Mayor Karen Gilbert
Joel Throne

Member Absent:

Michael Mangin

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Interim Township Planner
John Morgan Thomas, Township Landscape Engineer
Judd Rocciola, Township Traffic Expert

5. APPEARANCES:

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

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for the Applicant
BY: GEORGE M. DILTS, ESQ.

6. MINUTES: None.

7. APPOINTMENT OF PLANNER:

Chairman Kuhl made a motion to appoint Jessica Caldwell as the Interim Township Planner, seconded by Mr. Gettings.

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

8. CITIZENS PRIVILEGE: None.

9. PUBLIC HEARING:

**(a) The Villages at Raritan, LLC
Block 9, Lots 16 and 16.02**

George M. Dilts, Esq. of the Law Firm Dilts & Koester, 167 Main Street, Flemington, New Jersey, appeared representing The Villages at Raritan, LLC. He presented witnesses David Minno, Brett Skapinetz, Jack Cust and Gary Dean to testify as to the various reports received by the applicants from the Board's professionals.

This application was for a proposed residential development. Plans were presented by Dynamic Engineering which were testified to by the witnesses. Mr. Dilts indicated that there were no variances being requested. This is to be a 139-unit development. A Site Plan Application was submitted, seeking minor subdivision approval in connection with that. It is in the commercial/recreational zone in Block 9, Lots 16 and 16.02.

Ms. Debbie Kuffer appeared to ask questions of the witnesses. She indicated that her view would be blocked by this development.

Jersey Central Power & Light submitted a letter indicating the location of their easement and their requirements for the applicant to comply with same.

The Storm Water Management Report complied with the water quality, and a detention basin would be required for this property.

The applicant testified in regards to all of the amenities that would be provided with this application. All of the reports that were submitted to the Board were reviewed, and specific items were agreed to.

After hearing all of the testimony and the summation, the Board granted the application with a motion made by Mayor Gilbert, seconded by Mr. Gettings.

(On roll call, all members voted in the affirmative with the exception of Mr. Quinn who voted no.)

10. CORRESPONDENCE: None.

11. DISCUSSIONS AND RECOMMENDATIONS: None

12. 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.

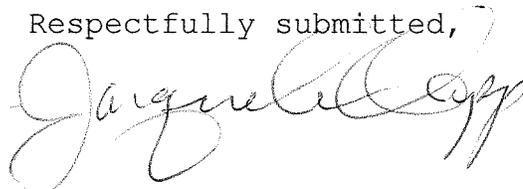
13. SCHEDULE OF MEETINGS:

- A: December 14, 2016
- B: January 11, 2017

14. ADJOURNMENT:

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,



JACQUELINE KLAPP