

**RARITAN TOWNSHIP
PLANNING BOARD**

MINUTES

June 22, 2016

7:00 p.m.

1. CALL TO ORDER:

Chairman Kuhl called the meeting to order at 7:00 p.m. indicating that by policy of the Planning Board, no new agenda items will begin after 10:00 p.m.

(A. All matters not completed by 10:30 p.m. will be carried over to the next meeting.)

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, for the Chimney Rock Inn Case
Acting Chairman Harold Quinn, for the Kuhl Corporation Matter
Ed Gettings
Mayor Karen Gilbert
Michael Mangin
Judy DiGiandomenico
Donna Drewes
James Miller
Joel Throne

4. ALSO PRESENT:

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

MESSRS. MAURO, SAVO, CAMERINO, GRANT & SCHALK, P.A.
77 N. Bridge Street
Somerville, New Jersey 08876
Attorneys for Chimney Rock Inn, Inc.
BY: ALEXANDER G. FISHER, ESQ.

MESSRS. WOOLSON, SUTPHEN, ANDERSON
11 East Cliff Street
Somerville, New Jersey 08876
Attorneys for Kuhl Corporation
BY: JOLANTA MAZIARZ, ESQ.

6. MINUTES:

Chairman Kuhl indicated there are no minutes this evening.

7. RESOLUTIONS:

- a. **RESOLUTION: 11-2016, Flemington, Buick, Chevrolet, GMC, Cadillac, LLC**

A correction was made to the resolution number which is 11-2016 and not 11-2015.

Attorney Belardo indicated there was no need to vote on that as it is just an administrative correction.

- b. **COLUCCI**

A motion was made by Mayor Gilbert to approve the Resolution of Colucci, 16-2008, seconded by Mr. Miller.

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

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c. **MACEDO**

Mayor Gilbert made a motion to approve the Resolution of Macedo, seconded by Mr. Miller.

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

8. **PUBLIC HEARINGS:**

(a) **41 ROUTE 31, LLC, CHIMNEY ROCK INN RESTAURANT
BLOCK 39, LOT 12**

Attorney Alexander Fisher of the law firm Mauro, Savo, Camerino, Grant & Schalk, Somerville, New Jersey, appeared on behalf of Chimney Rock Inn. He presented Robert Freud, a professional engineer, Alan Frank, the restaurant owner, Dustin Taylor, a traffic engineer and Francis Banisch, a professional planner, as witnesses. Marked as exhibits were an aerial photograph as A-1, the site plan rendering as A-2, architectural elevation as A-3 and another rendering showing the east façade of the building as A-4.

The applicant is proposing to demolish the existing abandoned American Legion building on the property, and establish a 7,655 square foot restaurant. They are seeking preliminary and final major site plan approval, as well as several variances as part of their application.

The professionals previously met with the TRC to discuss the plans prior to the hearing, and a discussion took place as to the amount of sewage that would be available both through Flemington Borough, as well as Raritan Township as the application borders both.

All aspects of the application were discussed including customer parking, and allowing for the ballfields that are on the adjoining property to the rear.

Planner Banisch indicated that the nature of the variances required are C-1 and C-2 variances, and he believes that the

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application demonstrates that there won't be any substantial detriment to the public good or impact to zone planning and the zoning ordinances.

After hearing the testimony, Mr. Gettings moved that the application be approved, seconded by Mayor Gilbert.

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

**(b) KUHL CORPORATION
BLOCK 71, LOT 11 & 12
PRELIMINARY & FINAL SITE PLAN APPROVAL**

Chairman Kuhl recused himself from hearing the next application and left the building.

Harold Quinn, the Acting Chairman, took over as Chairman.

Jolanta Maziarz, Esq., an attorney with Woolson, Sutphen, Anderson in Somerville, New Jersey, appeared representing the applicant. She presented Christopher Nusser as her engineer and also had Paul Kuhl, Jr. present to answer any questions. Exhibit A-1, consisting of a colorized version of sheet 2 of the plan set was marked as an exhibit.

The applicant requested preliminary and final site plan approval for an 8,400 square foot warehouse addition to an equipment manufacturing operation on the property. The property is located at 39 Kuhl Road and comprises of Lots 11 and 12 in Block 71.

The operation is a permitted use in the area which is an AR-2 Zone as long as the building does not exceed the two percent floor area ratio. There were no variances needed on this application.

There were certain waivers requested from the site plan checklist.

Traffic engineer Rocciola indicated that there were no problems as long as the slope on the property could be remediated which the applicants agreed to do.

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A recommendation was made that in lieu of providing parking lot islands, that trees be planted south of the addition in the area between the parking area and the drive aisle.

After answering the Board's questions, Ms. DiGiandomenico made a motion that the application be approved, seconded by Mayor Gilbert.

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

9. **CORRESPONDENCE:** None.

10. **DISCUSSIONS AND RECOMMENDATIONS:** None.

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.

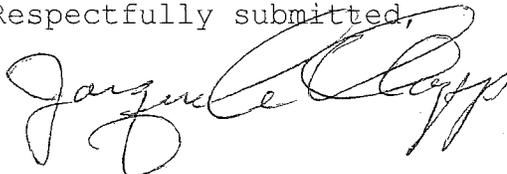
12. **SCHEDULED MEETINGS:**

The Board's next meeting will be on July 13, 2016.

13. **ADJOURNMENT:**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,



JACQUELINE KLAPP