

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

SEPTEMBER 14, 2016

7:00 P.M.

1. A: CALL TO ORDER

The Chairman called the Planning Board meeting to order at 7:00 p.m.

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

B: ROLL CALL

MEMBERS PRESENT;

Chairman Jeffrey Kuhl
Donna Drewes
James Miller
Ed Gettings
Judi Digilandomenico
Mayor Karen Gilbert
Michael Mangin
Joel Throne

MEMBER ABSENT:

Harold Quinn

ALSO PRESENT:

Jamie Sunyak, Township Planner
Antoine Hajjar, Township Engineer

A P P E A R A N C E S:

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

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG
1 East Main Street
Flemington, New Jersey 08822
Attorneys for Sanatana Dharma Foundation
BY: STEVEN GRUENBERG, ESQ.

MESSRS. WATTS, TICE & SKOWRONEK
171 Main Street
Flemington, New Jersey 08822
Attorneys for Copper Hill Country Club
BY: C. Gregory Watts, Esq.

2. RESOLUTIONS: None
3. CITIZENS PRIVILEGE: None
4. PUBLIC HEARING

A. SANATANA DHARMA FOUNDATION
BLOCK 40.04, LOT 37
COMPLETENESS REVIEW

Attorney Steven Gruenberg from the law firm of Scholl, Whittlesey & Gruenberg, Flemington, New Jersey, appeared on behalf of the applicant, Sanatana Dharma Foundation, Inc. He indicated the property is located at 14 Barley Sheaf Road in the O-2 zone and they are proposing a house of worship. He stated that he was presenting Eric Rupnarain, of Goldenbaum Baill Engineering, Inc. as their engineer.

The application is for a permitted use in the zone. No variances are requested. Mr. Gruenberg stated that they have received correspondence which they responded to and there were a few items that needed to still be addressed before the Board. A wetlands analysis was submitted, that the applicant is seeking a waiver for the aquifer test analysis as well as the traffic analysis report.

Engineer Rupnarain noted that there was an existing single family home on the property that was demolished,

and the previous owner experienced no water issues at all. A hydrological study has been submitted, but the township's hydrologist has to review it. The storm water management plan required for completeness was not submitted.

Attorney Belardo stated that the Board should vote on the items where a waiver was requested, which was complied with.

Mayor Gilbert made a motion that the application be deemed incomplete based on items 4 and 5 not being provided, seconded by Mr. Miller.

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

B. COPPER HILL COUNTRY CLUB
BLOCK 84, LOT 15
MINOR SUBDIVISION

Attorney C. Gregory Watts of the law firm Watts, Tice & Skowronek, Flemington, New Jersey, appeared on behalf of the applicant, and presented Robert Zederbaum as his engineering witness.

Mr. Watts indicated they were seeking to transfer approximately a 47 acre parcel in the back of Copper Hill Country Club to the adjoining land owner, Hun-Val Farms. That property would be given into the Farmland Preservation Program.

Engineer Hajjar indicated that the property dimensions did not agree with the Raritan Township tax map. Attorney Watts stated that in order to have the tract surveyed it would be a \$30,000 plus job, which would be an unnecessary expense and has no bearing on the issue of the division of the tract.

It was agreed that the applicant's engineer would review the metes and bounds of the three exterior boundaries and return before the Board for the October 12, 2016 meeting.

5. CORRESPONDENCE:

Ms. Sunyak indicated that the only correspondence RTPB received was provided by Flemington Borough, who will be coming before the Board at the next meeting for a courtesy review; as well as representatives from Hunterdon County regarding the plans for the golf course.

Also, material was submitted by Diamond Nation who is seeking a variance relative to the hours for lighting at their facility.

6. DISCUSSION AND RECOMMENDATIONS: None
7. COMMENTS AND REPORTS: None
 - A. CHAIRMAN'S REPORT: None
 - B. ENGINEER'S REPORT: None
 - C. PLANNER'S REPORT:

Ms. Sunyak indicated that a new secretary has been hired for the Planning Board and Board of Adjustment and she will be beginning on Monday, September 19, 2016.

D. BOARD'S COMMENTS:

Ms. Drewes inquired as to the affordable housing issue, and Mr. Belardo responded that the Supreme Court agreed to hear the issue in terms of Mount Laurel, and all arguments will take place in November; therefore, the Appellate Division decision was stayed.

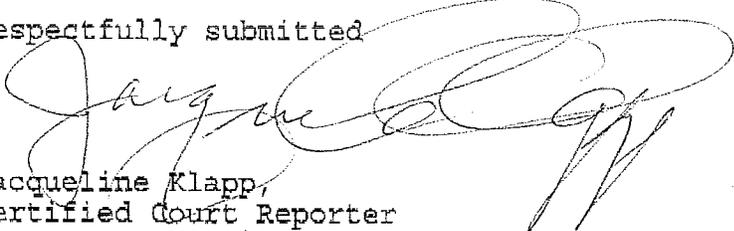
C. ATTORNEY'S COMMENTS: None

8. SCHEDULE OF MEETING
 - A. September 28, 2016
 - B. October 12, 2016

9. ADJOURNMENT:

The meeting was adjourned at 8:10 p.m.

Respectfully submitted


Jacqueline Klapp,
Certified Court Reporter