RARITAN TOWNSHIP PLANNING BOARD
MINUTES

August 23, 2017
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:00 p.m.

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

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl
Ed Gettings
Donna Drewes
Judi Digiandomenico
Michelle Cavalchire
Mayor Karen Gilbert
Michael Mangin
Scott MacDade

Member Absent:

James Miller

Also present:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township Landscape Architect

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. VENTURA, MIESOWITZ, KEOUGH & WARNER
183 Springfield Avenue
Summit, New Jersey 07901
Attorneys for the Fallone Group, LLC
BY: STEVEN K. WARNER, ESQ.

2. MINUTES:

a. Minutes of July 12, 2017

Judi Digiandomenico made a motion that the minutes from July 12, 2017 be approved, seconded by Ed gettings.

(On roll call, all members voted in the affirmative, with the exception of Chairman Kuhl and Mayor Gilbert, who abstained.)

3. RESOLUTIONS:

a. RESOLUTION 12-2017
202 REALTY HOLDINGS, LLC

Mayor Gilbert made a motion that the resolution be approved, seconded by Michael Mangin.

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

4. CITIZENS PRIVILEGE: None

5. PUBLIC HEARING: FALLONE GROUP, LLC
PROPOSED SUBDIVISION TO EXTEND AN EXISTING CUL-DE-SAC OFF CLARIDGE DRIVE AND APPROVING MAJOR SUBDIVISION
BLOCK 79, LOT 18

Attorney Steve Warner of the law firm Ventura, Miesowitz, Keough & Warner appeared representing the applicant, who is the contract purchaser of the subject property. This is a fully conforming residential subdivision application for property known as 307 Old York Road. The property has 20.6 acres,

and is currently developed with a single family residence and a barn with pastures. The applicant is proposing preliminary and final site plan approval for an 11 lot single residential subdivision. There will also be an additional open space lot. The lots range in size from a little over 25,000 square feet to approximately 80,000 square feet, and the open space lot is just shy of nine acres. It is an extension of Claridge Lane. The new cul-de-sac and existing access systems from Old York Road will be closed and the driveway removed. Attorney Warner introduced two witnesses, James Mantz, an engineer and land surveyor, and Robert Fallone, the manager of the project.

After hearing the testimony and reviewing their reports, the Board took questions from the audience.

After questions, members of the audience made statements in regard to the application. A discussion was held as to the open space area which the witness indicated the Soil Conservation District would be involved in.

It was indicated that a homeowners' association would be responsible for the maintenance of the detention basin so it would work as well as possible from an environmental standpoint.

In response to a question regarding maintenance of the roads, Mr. Fallone indicated that it is their responsibility to fix any roadway in the township that they have caused any damage to.

After discussion and summation, Mayor Gilbert made a motion that the application be approved, seconded by Michael Mangin.

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

6. **CORRESPONDENCE:**

a. Don Shuman's letter dated July 26, 2017 was reviewed.

John Thomas indicated that Mr. Shuman called him regarding the Tree Ordinance and indicated that he believed it was extremely restrictive on the development of commercial property.

This property is located in the commercial zone and the question is whether this Ordinance applies to

those zones. Ms. Drewes stated that the Environmental Commission should consider the situation.

7. **COMMENTS:**

a. **CHAIRMAN'S REPORT:** None

b. **BOARD COMMENTS:** None.

c. **PLANNER'S COMMENTS:** None

d. **ATTORNEY COMMENTS:**

Mr. Belardo indicated that an Ordinance mandating fences around detention basins is needed. He stated that the Board hasn't looked at it for a long time, they get applications that indicate they are complete, and then Tony Hajjar states that they have to comply with his checklist. If they meet everything on the Checklist Ordinance, they are deemed complete. Attorney Belardo stated that they had a very good result this evening on the Fallone application as he alerted the applicant that they would be there at least six hours or longer working on the application unless they went over everything with Mr. Hajjar ahead of time.

Having done that, they shortened the hearing by many hours.

Chairman Kuhl requested Mr. Hajjar make a list for the TRC to work on and present it to them regarding those issues. Mr. Mangin referred to one of the issues being the Sign Ordinance.

8. **SCHEDULE OF MEETINGS:**

The next Board meeting will be held on September 13, 2017, followed by a Board meeting on September 27, 2017.

9. **ADJOURNMENT:**

A motion was made and seconded that the meeting be adjourned at 10:00 p.m.

Respectfully submitted

Jacqueline Klapp,
Certified Court Reporter