

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

July 11, 2018
7:00 P.M.

1. A: CALL TO ORDER

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

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

B: ROLL CALL

The following members of the Planning Board were
present:

Chairman Jeffrey Kuhl
Mayor Michael Mangin
Deputy Mayor Karen Gilbert
Ed Gettings
Judi DiGiandomenico
Michelle Cavalchire
Scott MacDade

M E M B E R S A B S E N T:

Vice Chairperson Donna Drewes
James Miller

A L S O P R E S E N T:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

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.
Attorneys for the Board

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Living Waters Lutheran Church
BY: GEORGE M. DILTS, ESQ.

2. MINUTES:

A. THE MINUTES OF JUNE 13, 2018

A motion was made by Karen Gilbert to approve the minutes from June 13, 2018, seconded by Judi DiGiandomenico.

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

B. THE MINUTES OF JUNE 27, 2018

A motion was made by Ed Gettings to approve the minutes of June 27, 2018, seconded by Scott MacDade.

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

3. RESOLUTION: 11-2018
FRED BEANS IMPORTS OF FLEMINGTON

Attorney Belardo indicated that this resolution was prepared by Jonathan Drill, who was handling that meeting.

A motion was made to approve the resolution by Karen Gilbert, seconded by Judi DiGiandomenico.

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

4. CITIZENS PRIVILEGE: None

5. PUBLIC HEARING

A. LIVING WATERS LUTHERAN CHURCH
BLOCK 97, LOT 26
SITE PLAN

Attorney George Dilts, of the firm Dilts & Koester, Flemington, New Jersey, appeared representing the applicant. He indicated that the Church is located off of Old York Road. The matter was before the Board in 2007 for the construction of a 5,193 square foot church as a conditional use. It was fully approved and built, and the applicant appears this evening for an extension of approximately 1,800 square feet.

Mr. Dilts presented as witnesses Ralph Finelli, an architect, and Theodore Bayer, an engineer, who were sworn as witnesses for this applicant.

Mr. Finelli testified as to the plans that he prepared, dated May 8, 2018, and pictures of the property which were marked as exhibits. He stated the reason for the extension of the building was a need for flexibility of the rooms for more functions. He stated that the congregation has grown since the building has been in use.

Theodore Bayer testified as to the septic system, an increase in the size of the septic system, and the fact they would have a dedicated septic tank and pump tank to get the raw sewage from the proposed restroom that will pump up to the existing septic system. The on site well will serve the needs of the Church. Mr. Bayer agreed to comply with Engineer Hajjar's requirements as stated in his report.

After hearing the testimony, Karen Gilbert made a motion that the application be approved, seconded by Michael Mangin.

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

6. CORRESPONDENCE: None

7. DISCUSSIONS AND RECOMMENDATIONS: None

8. COMMENTS AND REPORTS:

A. CHAIRMAN'S REPORT:

The Chairman indicated that there will be a TRC meeting on July 18th. The Sign Ordinance will be prepared and a discussion will take place as to the sewage capacity in Raritan Township.

B. BOARD'S COMMENTS: None

C. ENGINEER'S COMMENTS: None

D. PLANNER'S COMMENTS:

Jessica Caldwell indicated that as soon as she receives the open space review, they would complete the Master Plan review, and that she is hoping to have it prepared by September or October.

E. ATTORNEY COMMENTS: None

9. SCHEDULE OF MEETINGS:

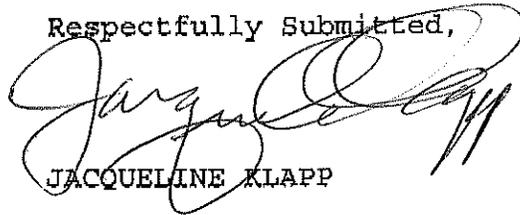
The meeting of July 25, 2018 does not have any applications, so it will be cancelled.

The next meeting is August 8, 2018.

10. ADJOURNMENT:

A motion was made to adjourn the meeting at 7:45 p.m.

Respectfully Submitted,



JACQUELINE KLAPP