

**RARITAN TOWNSHIP PLANNING BOARD**

**MINUTES**

**September 13, 2017**

**7:00 p.m.**

**1. CALL TO ORDER:**

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

**2. NOTICE OF MEETING:**

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

**3. ROLL CALL:**

**Members Present:**

Chairman Jeffrey Kuhl  
Ed Gettings  
Donna Drewes  
Mayor Karen Gilbert  
Michael Mangin  
James Miller, Alternate  
Scott MacDade, Alternate

**Members Absent:**

Judi DiGiandomenico  
Michelle Calvachire

**4. ALSO PRESENT:**

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Township Planner (arrived late)

**5. APPEARANCES:**

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

SCHOLL, WHITTLESEY & GRUENBERG, LLC  
1 East Main Street  
Flemington, New Jersey 08822  
Attorneys for the Applicant  
BY: STEVEN P. GRUENBERG, ESQ.

**6. RESOLUTIONS:**

**RESOLUTION #13-2017**  
**MACEDO INDUSTRIAL PARK IV/ MACEDO INDUSTRIAL PARK V**

Scott MacDade moved that this Resolution be approved,  
seconded by Ed Gettings.

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

**RESOLUTION #14-2017**  
**THE LEFFLER HILL ASSOCIATES, LLC**

Ed Gettings moved that this Resolution be approved,  
seconded by Michael Mangin.

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

7. **CITIZENS PRIVILEGE:** None.

8. **PUBLIC HEARINGS:**

(a) **ROBIN HILL X, LLC**

Steven Gruenberg, Esq. of the Law Firm Scholl, Whittlesey and Gruenberg, 1 East Main Street, Flemington, New Jersey 08822 appeared on behalf of the applicant, Robin Hill X, LLC. This was an application for final major subdivision approval. The planner's report indicated all planning issues were reviewed and resolved during the preliminary application. Antoine Hajjar, Township Engineer's report of September 7, 2017, with conditions would be attached to any resolution of approval.

Attorney Belardo indicated that the approval was granted for Block 60, Lot 20 on October 24, 2012 and memorialized on December 12, 2012. Michael Mangin recused himself from said application.

After listening to Mr. Gruenberg's statement, Mayor Gilbert made a Motion that the application be approved, seconded by Mr. Miller.

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

9. **CORRESPONDENCE:** None.

10. **DISCUSSIONS AND RECOMMENDATIONS:**

The topic of temporary parking was brought up before the Board by the Chairman, indicating that TRC meetings were held to discuss this matter. It was agreed that the draft language was basically from Ordinance 16.64.050 which has all of the provisions attached.

After discussing the matter, the Board agreed to send the document to the Township Committee for their review.

Planner Caldwell suggested that the Planning Board could create a definition for temporary usages, and that some municipalities include carnivals, food trucks, hot dog stands or some kind of use that is an interim use, that may be approved by a zoning permit. There could be a catch-all for any other temporary uses that might come in.

Attorney Belardo indicated that if it is an ordinance that comes up for review, it would be sent back to the Township Committee.

**11. COMMENTS AND REPORTS:**

**(a) Chairman's Report:**

The Chairman thanked Zuzana Karas for her work and wished her success in her new employment.

**(b) The Board's Comments:** None.

**(c) Engineer's Comments:** None.

**(d) Planner's Comments:** None.

**(e) Attorney Comments:**

Mr. Belardo indicated that Judge Miller had extended his temporary immunity for all of the Council members including Raritan Township until January 21, 2018 to protect towns from builders bringing lawsuits. He indicated that he and Ms. Caldwell have a date with the Fair Share Housing Committee as well as Phil Caton for the following day at 1:00 outside of Judge Miller's courtroom, and they would have some feedback from the Fair Share Housing Committee of what they think of Raritan Township's efforts so far. He indicated that it would be a mediation, so no formal action would be taken.

RTPB

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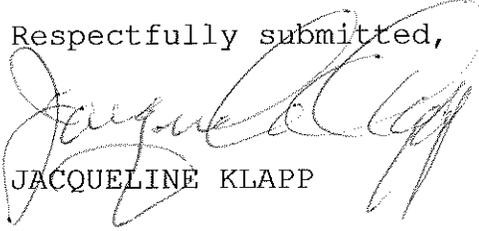
**12. SCHEDULE OF MEETINGS:**

The Chairman stated the September 27, 2017 meeting is adjourned, and the next hearing will be on October 11, 2017.

**13. ADJOURNMENT:**

After a Motion and second, the Board adjourned its meeting at 7:45 p.m.

Respectfully submitted,

  
JACQUELINE KLAPP