

RARITAN TOWNSHIP PLANNING BOARD

December 13, 2017

7:00 p.m.

1. CALL TO ORDER:

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

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
Mayor Karen Gilbert
Michael Mangin
Ed Gettings
Judi DiGiandomenico
Donna Drewes
Michelle Calvachire
Scott MacDade, Alternate
James Miller, Alternate

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

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.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for the Applicants
BY: GEORGE M. DILTS, ESQ.

6. MINUTES:

a) Minutes of November 8, 2017: Mayor Gilbert moved the minutes of November 8, 2017, seconded by Michelle Cavalchire.

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

7. RESOLUTIONS:

**(a) Pulte Homes of New Jersey
RESOLUTION #17-2017**

Ed Gettings moved that the Resolution for Pulte Homes be approved, seconded by Michael Mangin.

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

**(b) Robin Hill IX, LLC
RESOLUTION #18-2017**

Scott McDade moved to approve the Resolution for Robin Hill IX, seconded by James Miller.

(On roll call, all members voted in the affirmative with the exception of Michael Mangin who recused himself.)

8. **CITIZENS PRIVILEGE:** None.

9. **PUBLIC HEARINGS:**

**(a) Flemington Industrial Park
Minor Site Plan
Block 27, Lot 34**

Attorney George M. Dilts of the Law Firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant and requested that the matter be carried until the January 10th meeting. He stated he received a report from the engineering department and the applicant hasn't responded to the items in that report yet so they would like it to be adjourned.

Mr. Belardo stated that he is asking for the matter to be carried without the need for re-notice, to which Mr. Dilts agreed.

The Chairman stated that the matter was adjourned to January 10th with no further notice required.

**(b) St. Paul Lutheran Church
Site Plan Waiver and Sign Variance
Block 50.07, Lot 2**

Attorney George Dilts appeared on behalf of the applicant in this matter and stated he had a couple of witnesses to present on the matter. He stated that this is a variance and site plan waiver application to permit the installation of a ground sign to replace the existing sign on this site.

The ground sign present is 32 square feet and the proposal is for a ground sign 62.5 square feet. The new ground sign is to be located along the Gauntt Place frontage.

The Planning Board is permitted to allow a sign up to 100 square feet when the proposal is appropriate for the site, and it is necessary for reasonable visibility from Route 31.

Attorney Dilts presented two witnesses to testify as to the application, Timothy Kozicki, a member of the church, as well as Christy Gannone of Loumarc Signs from Hillsborough, New Jersey. Ms. Gannone testified as to the request of a C Variance, showing the practical difficulties or exceptional undue hardship.

After hearing the testimony, it was determined that the variance could be granted without substantial detriment to the public good, and that the benefits for granting the variance outweigh any detriments. Also it will not substantially impair the zone plan or zone ordinance.

After hearing the testimony and the questioning by the professionals, Karen Gilbert made a Motion to approve the application, seconded by Donna Drewes.

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

10. **CORRESPONDENCE:** None.

11. **DISCUSSIONS AND RECOMMENDATIONS:**

(a) Sign Ordinance and Temporary Tents

A discussion took place by Board members as to what they believe should be in an ordinance for the use of temporary signs, as well as a sign ordinance. Members had different ideas as to what they believed could be referred to in such a sign ordinance, and the Township Committee had decided to go to other municipalities to see if they had such an ordinance.

There are different types of temporary signs and the Board has to determine what signs are permitted and what signs are not.

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They also have to determine the timing for a temporary sign. Also, maintenance on the signs has to be considered.

With respect to the temporary tents, the Board agreed that if it was a yearly event that they needed the temporary tents for, that after being approved one time by the Planning Board, the Township Engineer could determine the necessity and utilization of the temporary tents.

12. COMMENTS AND REPORTS:

(a) Chairman's Report:

The Chairman thanked all the members for their attendance at the meetings and the work that they had put in. He also wished everyone a Merry Christmas.

(b) The Board's Comments: None.

(c) Engineer's Comments:

The Engineer wished all a Merry Christmas and a Happy New Year.

(d) Planner's Comments:

The Planner also wished all a Merry Christmas and a Happy New Year.

(e) Attorney Comments:

The Attorney thanked the Board for allowing him to work for them for the year and he also wished all a Merry Christmas.

13. SCHEDULE OF MEETINGS:

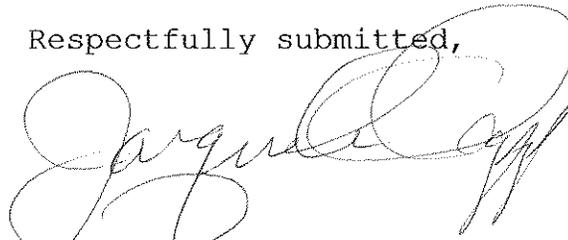
The reorganizational meeting of the Planning Board will be held on January 10, 2018.

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14. ADJOURNMENT:

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

Respectfully submitted,



JACQUELINE KLAPP