

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

August 26, 2020

7:00 p.m.

This meeting was offered virtually for all board members, board professionals, applicant and applicant's team, and interested parties and members of the public. To attend the meeting, the attendees used a link on their computer or called in to the meeting using a phone number which was given out in the meeting agenda.

1. CALL TO ORDER:

Chairman Edward Gettings called the meeting to order at 7:00 p.m.

2. NOTICE REQUIREMENTS

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

3. ROLL CALL:

Members Present:

Chairman Edward Gettings

Vice Chairwoman Donna Drewes

Mayor Jeff Kuhl

Deputy Mayor Karen Gilbert

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Michael Mangin, Alternate

Members Absent:

None

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

John Morgan Thomas, Township Landscape Architect

Jay Troutman, Traffic Consultant

Jessica Caldwell, Board Planner

5. APPEARANCES:

MESSRS. McELROY, DEUTSCH, MULVANEY & CARPENTER

1300 Mount Kemble Avenue

P.O. Box 2075

Morristown, New Jersey 07962-2075

Attorney for the Planning Board

By: JOHN P. BELARDO, ESQ.

MESSRS. DAY PITNEY LLP

1 Jefferson Road

Parsippany, NJ 07054-2891

Attorney for Junction Road Urban Renewal Associates, LLC

By: KATHARINE A. COFFEY, ESQ.

6. MINUTES:

The minutes of August 12, 2020:

It was announced that the minutes from August 12, 2020 will be revised to reflect Donna Drewes absence.

A motion was made by Mayor Jeff Kuhl to approve the minutes from August 12, 2020 with the attendance correction, seconded by Michelle Cavalchire.

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

7. **CITIZENS PRIVILEGE:** None.

8. **PUBLIC HEARINGS:**

a. Junction Road Urban Renewal Associates, LLC

SP-685-APF

Amended Preliminary & Final Site Plan

Block 27, Lots 22 & 23 – 66 & 70 Junction Road

Attorney Kate Coffey of Day Pitney appeared virtually on behalf of Junction Road Urban Renewal Associates, LLC for an amended preliminary and final site plan approval. The application previously appeared before the Planning Board in 2019 and received approval for nine multi-family residential apartment buildings. At that time, lot 22 was the only lot involved in the application. Since then, concerns arose regarding the safety of the driveway and lot 23 was acquired. The amended application revises the proposed traffic flow on the site and includes use of the newly acquired lot. It also incurs the need for two new variances: one for the proximity of the trash enclosure to pavement and the other for the proximity of the shed to pavement. The underground basin has been revised to be located above-ground, which eliminates the need for a previously approved variance. She introduced Project Engineer and Planner Brett Skapinetz of Dynamic Engineering, Project Architect Mike Donovan of Haley Donovan and Project Traffic Engineer Corey Chase of Dynamic Engineering as witnesses and they were all sworn in.

Brett Skapinetz, who was testifying as the Applicant's Engineer and Planner, gave an overview of the new proposal and how it compares to the previously approved plan. He highlighted the concerns from the County regarding the placement of the driveway and their efforts to align the new driveway with the existing Justin Road. The new proposed placement would create a four-way intersection. The new plan also includes an approximate 10,000 square foot area road right-of-way. Mr. Skapinetz displayed the new site plan which depicts reconfiguring of four of the nine buildings. The stormwater management system was also altered. The two requested variances for shed and trash enclosure setbacks is needed so that additional impervious surface is not needed to access the structures. Chairman Gettings inquired about school busses and Mr. Skapinetz indicated on the plan where the bus pick-up would be located. Chairman Gettings also asked for clarification on the location of the trash enclosures. Donna Drewes asked if surrounding homes are serviced by septic and wells and Mr. Skapinetz testified that they are. Ms. Drewes requested notes on the plans that the wells were to be sealed and the septic systems decommissioned according to County regulations.

Attorney Coffey addressed Tony Hajjar's August 25th review memo, John Morgan Thomas's August 25th review memo, the Environmental Commission's August 13th review memo, Jessica

Caldwell's August 20th review memo, and Dennis Concannon's August 14th review memo and agreed to all comments and recommendations. Judi DiGiandomenico asked John Morgan Thomas and Tony Hajjar to confirm that they are in agreeance with a shrub-less basin and a low-flow channel.

Project Architect Mike Donovan described the proposed architecture of the buildings. The exterior of the building will be a mix of stone and brick and the units will range from one to three-bedrooms. He confirmed that nothing has changed about the architectural proposal since the initial application. Chairman Gettings asked if noises or odors would permeate through the walls between the apartments and Mr. Donovan said that their standards are above the industry standards.

Traffic Engineer Corey Chase gave testimony to the traffic flow on the site and the modification of the site driveway. He acknowledged that the applicant will comply with all comments in Jay Troutman's August 21st traffic memo and Mr. Troutman confirmed that he is very pleased with the adjusted driveway location.

Tony Hajjar asked Applicant Geoff Long if there was a name for the proposed site and Mr. Long stated the development will be called Flemington Junction South and the development across the street will be renamed Flemington Junction North. He is hoping to break ground in November.

James Miller made a motion to approve the waiver requests, seconded by Judi DiGiandomenico.

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

9. RESOLUTIONS:

a. Resolution 12-2020

Johanna Foods, Inc. – SP-683-APF

A motion was made by Mayor Jeff Kuhl to approve the resolution, seconded by James Miller.

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

10. CORRESPONDENCE: None.

11. DISCUSSIONS AND RECOMMENDATIONS: None.

12. COMMENTS AND REPORTS:

- (a) **Chairman's Report:** None.
- (b) **The Board's Comments:** None.
- (c) **Engineer's Comments:** None.
- (d) **Planner's Comments:** None.
- (e) **Attorney's Comments:** None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for September 9, 2020, followed by September 23, 2020.

14. ADJOURNMENT:

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

Amy Fleming
Planning Board Secretary