

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

January 22, 2020

7:00 p.m.

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

Lisa Fania

James Miller, Alternate

Michael Mangin, Alternate

Members Absent:

None

Members Tardy:

Michelle Cavalchire – arrived to meeting at 7:14 p.m.

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

Attorney for the Planning Board

By: JOHN P. BELARDO, ESQ.

6. MINUTES:

The minutes of January 8, 2020:

A motion was made by Deputy Mayor Gilbert to approve the minutes from January 8, 2020, seconded by Mayor Kuhl.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. Enclave at Raritan, LLC

SP-655-PF

Time Extension

Block 9, Lots 16 & 17.01 – Bartles Corner Road & State Highway 31

Attorney George Dilts requested via correspondence with Secretary Fleming to be carried to the next scheduled Planning Board meeting.

b. Amended Housing Element Fair Share Plan

Attorney Belardo provided an introduction including the timeline for the Amended Housing Element and Fair Share Plan adoption. Jessica Caldwell gave an overview of the plan which she prepared in response to the Mount Laurel court settlement and has a date of January 6, 2020. Attorney Belardo wrapped up the presentation by summarizing the deadlines and the final stages of the adoption of this plan. The Planning Board will adopt the plan and the Township Committee will endorse the plan at their February 4th meeting with a hearing in front of Judge Miller on February 6, 2020. If approved, the Township will have immunity until July 15, 2025.

9. RESOLUTIONS:

a. Resolution 8-2020

Adopting the 2020 Amended Third Round Housing Plan Element & Fair Share Plan

A motion was made by James Miller to approve the resolution, seconded by Lisa Fania.

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

10. CORRESPONDENCE:

Chairman Gettings acknowledged that the Planning Board members had received an e-mail from township resident Barbara Sachau.

11. DISCUSSIONS AND RECOMMENDATIONS:

a. Hunterdon Central Regional High School

William Edwards of the Edwards Engineering Group, Inc. sent an e-mail to Board Engineer Hajjar on January 10, 2020 outlining some minor improvements planned for the parking lot and service roadway at Hunterdon Central Regional High School. He asked for an administrative waiver from appearing before the Board at a courtesy review for these improvements. Mr. Hajjar advised the Board that he will work with Mr. Edwards to ensure he is following regulations.

A motion was made by Mayor Kuhl to approve the waiver request, seconded by Deputy Mayor Gilbert.

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

b. Ordinance #20-01 Affordable Housing Ordinance

Attorney Belardo advised the Board this ordinance is part of the ongoing compliance with the Mount Laurel obligations. This amended ordinance will replace the current Affordable Housing ordinance which was approved for the prior round of obligation. This ordinance is part of the Chapter 15 Building and Construction section of the Township Ordinance, not Chapter 16 Land Development. Therefore, no report to the Governing Body is necessary and this drafted ordinance is in front of the Planning Board for informational purposes only. It will be adopted by the Governing Body on February 4, 2020.

12. COMMENTS AND REPORTS:

- (a) **Chairman's Report:** None.
- (b) **The Board's Comments:** None.
- (c) **Engineer's Comments:** None.
- (d) **Planner's Comments:** Chairman Gettings thanked Ms. Caldwell for all of her hard work and consistently good reports.
- (e) **Attorney's Comments:** None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for February 12, 2020, followed by February 26, 2020.

14. ADJOURNMENT:

The meeting was adjourned at 7:40 p.m.



Amy Fleming

Planning Board Secretary