

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

January 8, 2020

7:00 p.m.

1. CALL TO ORDER:

Secretary Amy Fleming 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 Ms. Fleming.

3. ROLL CALL:

Members Present:

Donna Drewes

Mayor Jeff Kuhl

Deputy Mayor Karen Gilbert

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Michael Mangin, Alternate

Members Absent:

Edward Gettings

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

Jessica Caldwell, Township Planner

John Morgan Thomas, Township Landscape Architect

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. PIASECKI & WHITELAW, LLC

239 U.S. 22 East, Suite 303

Green Brook, NJ 08812

Attorney for 41 New Jersey State Highway Route 31

By: DONALD B. WHITELAW, ESQ.

6. ELECTION OF OFFICERS:

- a. **Chairman:** Mayor Kuhl nominated Edward Gettings as the Board Chairman, seconded by James Miller.

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

- b. **Vice Chairman:** Deputy Mayor Gilbert nominated Donna Drewes as the Vice Chairperson, seconded by Michelle Cavalchire.

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

Donna Drewes then took over the meeting as the Vice Chairperson being Ed Gettings was not present.

7. APPOINTMENTS:

a. **Planning Board Secretary / Assistant Secretary:** Mayor Kuhl moved to approve Amy Fleming as the secretary and Antoine Hajjar as Assistant Secretary, seconded by Deputy Mayor Gilbert.

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

b. **Planning Board Attorney:** Mayor Kuhl moved to approve John Belardo as the Attorney for the Planning Board, seconded by James Miller.

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

c. **Board Engineer:** Mayor Kuhl moved to approve Antoine Hajjar as the Board Engineer, seconded by Michelle Cavalchire.

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

d. **Board Planner:** Mayor Kuhl moved to approve Jessica Caldwell as the Board Planner, seconded by Judi DiGiandomenico.

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

e. **Board Traffic Expert:** Mayor Kuhl moved to approve Jay Troutman as the Board Traffic Expert, seconded by Deputy Mayor Gilbert.

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

f. **Board Landscape Architect:** Mayor Kuhl moved to approve John Morgan Thomas as the Board Landscape Architect, seconded by Michelle Cavalchire.

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

g. **Board Conflict Engineer:** Mayor Kuhl moved to approve Cathleen Marcelli as Board Conflict Engineer, seconded by Judi DiGiandomenico.

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

h. **Planning Board Committees:**

1. **On-Site Committee:** Donna Drewes moved that all members be put on the On-Site Committee, Mayor Kuhl and Deputy Mayor Gilbert agreed.

2. **Technical Coordination Committee:** Donna Drewes advised that Ed Gettings showed interest in serving on that committee. Ms. Drewes and James Miller agreed to continue their roles on the Technical Coordination Committee. Judi DiGiandomenico expressed interest in being an alternate member.

3. **Liaison for the RTMUA:** Deputy Mayor Gilbert indicated willingness to be on that committee.

4. **Liaison for the Flemington / Raritan Board of Education:** Michelle Cavalchire indicated her willingness to continue in this role.

5. **COAH Coordination Committee:** Michelle Cavalchire and Donna Drewes agreed to serve on this committee.

6. **Historians Committee:** Mayor Kuhl volunteered to fill this role.

8. **MINUTES:**

The minutes of December 11, 2019:

A motion was made by Mayor Jeff Kuhl to approve the minutes from December 11, 2019, seconded by Deputy Mayor Karen Gilbert.

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

9. **RESOLUTIONS:**

a. Resolution 1-2020

Annual Notice of Meetings

A motion was made by Judi DiGiandomenico to approve the dates set forth in the Resolution, seconded by Mayor Kuhl.

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

b. Resolution 2-2020

Adoption of By-Laws

A motion was made by James Miller to approve the Resolution adopting the By-Laws, seconded by Deputy Mayor Gilbert.

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

c. Resolution 3-2020

Document Reproduction Fees

A motion was made by Mayor Kuhl to approve the Resolution for document reproduction fees, seconded by Michelle Cavalchire.

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

d. Resolution 4-2020

Appointment of Certified Shorthand Reporter

A motion was made by Mayor Kuhl to approve the Resolution requiring the applicant to provide a stenographer, seconded by Deputy Mayor Gilbert.

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

e. Appointments

A motion was made by Judi DiGiandomenico to approve the 2020 appointments, seconded by Lisa Fania.

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

f. Resolution 5-2020

Junction Road Urban Renewal Associates LLC SP-681-P

A motion was made by Lisa Fania to approve the Resolution, seconded by Judi DiGiandomenico.

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

g. Resolution 6-2020

Diamond Nation, LLC SP-674-PF

Michelle Cavalchire noted that her last name was spelled incorrectly on the last page.

A motion was made by Lisa Fania to approve the Resolution with the above spelling correction, seconded by James Miller.

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

h. Resolution 7-2020

Summit Custom Spray Drying, Inc. SP-682-M

Deputy Mayor Gilbert made the suggestion that we should add to the Resolution the agreement which allowed the applicant to obtain zoning and construction permits without the need to wait for the memorialization of the Resolution.

A motion was made by Deputy Mayor Gilbert to approve the Resolution with the above addition, seconded by Michelle Cavalchire.

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

10. CITIZENS PRIVILEGE: None.

11. PUBLIC HEARINGS:

a. 41 New Jersey State Highway Route 31

SP-679-PF

Completeness & Preliminary / Final Site Plan

Block 29, Lot 3 – 41 Route 31

Board Member Michael Mangin advised that he was not present at the previous hearing of this application and has not read the transcript, and therefore excused himself from the meeting.

Attorney Donald Whitelaw of Piasecki & Whitelaw, LLC appeared on behalf of 41 New Jersey State Highway Route 31 for a completeness determination and preliminary and final site plan

with variances and waivers. The applicant is located at 41 Route 31 and is a Chimney Rock restaurant. This application is seeking an "as-needed" employee parking lot. The application was previously heard on December 11, 2019.

Mr. Whitelaw presented Alan Frank who is the owner of 41 Route 31, LLC and Chimney Rock restaurant and Planner Robert Freud of Dynamic Engineering as witnesses. Attorney Belardo swore in all witnesses, along with the newly appointed Planning Board Professionals.

Mr. Freud marked the Amended Site Plan Rendering dated January 8, 2020 as Exhibit A-2. He noted the changes from the previous site plan, including the labeling of the two parking spaces at the entrance of the proposed lot as "Employee Only Parking" and some details on the grass pavers and underdrain. As per Mr. Thomas's recommendation, the applicant agreed to Presto GeoBlock for the parking lot pavers. The proposed boulders have been changed to curb stops and the row of evergreen trees have been shifted to now create a border between the proposed lot and Route 31. Two additional shade trees have also been added to the plan.

Mr. Freud went into detail regarding the requested variances including parking lot setback, drive aisle width, curbing, a required parking island and light spillover. He believes that even with the variances, this application will benefit not only the applicant but also the residents of Raritan Township.

Tony Hajjar indicated that he would like to see details for the foundation of the proposed light pole. Judi DiGiandomenico asked about snow plowing and the applicant advised that this proposed Presto GeoBlock can be plowed but the proposed lot most likely will not be used during large snow storms. Ms. Gilbert asked for clarification on when this lot will be used and the applicant advised during weekends, evenings and during large parties.

Attorney Whitelaw summarized the application and Chimney Rock Owner Frank clarified with the Board Members the meaning of the word "temporary" in relation to this lot. The Board agreed that the lot can be used as-needed during any day of the week, but it should not become an all-day, every-day parking lot and should only be used by employees of the Chimney Rock restaurant.

Mayor Kuhl made a motion to approve the application, seconded by Deputy Mayor Gilbert.

(On roll call, six members voted in the affirmative and one member voted negatively.)

12. CORRESPONDENCE: None.

13. DISCUSSIONS AND RECOMMENDATIONS:

Attorney Belardo advised that the Township Committee will be introducing an Amended Affordable Housing Ordinance at their January 21 meeting and the Planning Board will discuss this matter at their January 22 meeting and will then go back to the Committee

at their February 4th meeting for adoption. Jessica Caldwell also provided an Amended Housing Element and Fair Share Plan which has been noticed for a resolution and public hearing on the Board's January 22 agenda which will then also be sent to the Committee for their February 4th meeting.

14. COMMENTS AND REPORTS:

- (a) **Chairman's Report:** None.
- (b) **The Board's Comments:** Board Members welcomed each other back.
- (c) **Engineer's Comments:** None.
- (d) **Planner's Comments:** None.
- (e) **Attorney's Comments:** Mr. Belardo stated that he has been working with Raritan Township for 17 years and he is impressed with the sense of community, volunteerism and care he has witnessed here.

15. SCHEDULE OF MEETINGS:

The next meeting is scheduled for January 22, 2020, followed by February 12, 2020.

16. ADJOURNMENT:

The meeting was adjourned at 8:00 p.m.



Amy Fleming

Planning Board Secretary