

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

July 10, 2019

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

Karen Gilbert

Judi DiGiandomenico

Lisa Fania

James Miller, Alternate

Scott MacDade, Alternate

Members Absent:

Michelle Cavalchire

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.

6. MINUTES:

The minutes of May 29, 2019:

A correction was made to the May 29th minutes that the meeting start time should be revised to 7:00 and not 7:30. Lisa Fania pointed out that the minutes mentioned revisions to previous minutes, but those revisions were not depicted.

The minutes of June 12, 2019:

A correction was made to the June 12th minutes on page 4, second paragraph under item 7, it should read "not inconsistent" instead of "not consistent".

The Board agreed that any corrections made to past minutes should be stated in the current minutes and that minutes with substantial corrections should not be voted on until the final revised version has been distributed for review. The Board also visited the idea of future minutes being prepared by Board Secretary Amy Fleming.

The minutes of May 29, 2019 are tabled until corrections can be made.

A motion was made by Lisa Fania to approve the minutes from June 12, 2019, seconded by Mayor Jeff Kuhl.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS: None.

9. RESOLUTIONS: None.

10. **CORRESPONDENCE:** None.

11. **DISCUSSIONS AND RECOMMENDATIONS:**

a. South Junction Road Redevelopment Plan – Master Plan Consistency

Planner Jessica Caldwell summarized the Redevelopment Plan that she wrote for the South Junction Road Redevelopment area, block 27 lot 22, which will be established as a 100% affordable housing zone. Donna Drewes expressed concern about the possibility of this redevelopment not having a “tot lot” and also asked for clarification on the requirements of Wetland Analysis and Report. Other Board members agreed that the developer should be encouraged to build a tot lot and the size should reflect the population of children.

b. Ordinance 19-20 – Adopting a Redevelopment Plan for South Junction Road Redevelopment District – Master Plan Consistency

The Board and Ms. Caldwell agreed that both the Redevelopment Plan for South Junction Road Redevelopment District and Ordinance 19-20 are not inconsistent with the Township’s Master Plan. Board Secretary Amy Fleming was directed to work with Ms. Caldwell on a memo to the Township Committee stating such and also briefly detailing the tot lot recommendations.

Donna Drewes made a motion that the Resolution be adopted, seconded by James Miller.

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

c. US Bronze Redevelopment Plan – Master Plan Consistency

Planner Jessica Caldwell summarized the Redevelopment Plan that she wrote for the US Bronze Redevelopment area. The area would permit a mix of commercial and industrial uses. The site also was pre-approved for a cell tower in the corner of the lot. Ms. Caldwell believes this Plan is not inconsistent with the Township’s Master Plan.

Mayor Jeff Kuhl pointed out an error on page 6, in the second to last line the street name should read “Reaville”.

Donna Drewes believes the permitted accessory uses on page 6 should be edited to specify that permitted public and private parking on the lot should be in association with the principal permitted use.

Attorney Belardo informed the Board that a Resolution is not mandated for this Plan and asked for a motion to find that there are no inconsistencies with the Master Plan and to direct corrections in a memo for the Township Committee.

Karen Gilbert made a motion, seconded by James Miller.

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

12. COMMENTS AND REPORTS:

(a) **Chairman's Report:** None.

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

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

(d) **Planner's Comments:**

Jessica Caldwell noted that she had been working on the Open Space Plan Element and it will be circulated to the Board soon.

(e) **Attorney's Comments:** None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for July 24, 2019, followed by August 14, 2019.

14. ADJOURNMENT:

The meeting was adjourned at 7:24 p.m.



Amy Fleming

Planning Board Secretary