

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

July 22, 2020

7:00 p.m.

This meeting was offered in-person with an option to participate virtually for all board members, board professionals, applicant and applicant's team, and interested parties and members of the public. To attend the meeting virtually, 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 7:04 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

Deputy Mayor Karen Gilbert

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Michael Mangin, Alternate

Members Absent:

Mayor Jeff Kuhl

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

Jeffrey Vaccarella, Township Assistant 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. DILTS & KOESTER

167 Main Street

Flemington, NJ 08822

Attorney for John Stangle – Discount Mulch Supply LLC

By: GEORGE M. DILTS, ESQ.

6. MINUTES:

The minutes of July 8, 2020:

A motion was made by Karen Gilbert to approve the minutes from July 8, 2020, seconded by James Miller.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. John Stangle – Discount Mulch Supply, LLC

TU-03

Temporary Use

Block 27, Lot 36 – 171 Pennsylvania Avenue

Attorney George Dilts of Dilts & Koester appeared virtually on behalf of John Stangle – Discount Mulch Supply, LLC for a Temporary Use application for wholesale mulch supply. Mr. Stangle appeared in person at the meeting. The applicant is currently cleaning up downed trees and wood that have been located at the property since Hurricane Sandy. The wood is being transformed into mulch and then either delivered or picked up by landscapers. The applicant agreed to all conditions in the Fire Marshal's review letter and also agreed to obtain the proper permits from Hunterdon County and/or the New Jersey Department of Environmental Protection. He also agreed to obtain any necessary permits for the existing office trailer and any proposed signage. The millings that are currently located on the property are being used to allow movement around the wet property and no more millings will be brought onto the property.

Mr. Stangle hopes to have the lot cleaned up within six months and then eventually to purchase the property and take the necessary steps to turn it into a commercial landscape supply yard.

Karen Gilbert made a motion to approve the temporary use application for a period of six months, seconded by James Miller.

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

b. Flemington Office Center, LLC

S-1438-M

Minor Subdivision – Completeness Only

Block 16.01, Lot 69.01 – 6 Minneakoning Road

Ian Hill from Van Cleef Engineering appeared on behalf of the applicant. Attorney Belardo indicated that the application should not proceed without attorney representation and the completeness hearing was carried until August 12.

9. RESOLUTIONS: None.

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 August 12, 2020, followed by August 26, 2020.

14. ADJOURNMENT:

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

Amy Fleming
Planning Board Secretary