

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

July 8, 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 7:00 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:

Michelle Cavalchire

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

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. DILTS & KOESTER

167 Main Street

Flemington, NJ 08822

Attorney for Johanna Foods, LLC

By: ANTHONY E. KOESTER, ESQ.

6. MINUTES:

The minutes of June 24, 2020:

A motion was made by Karen Gilbert to approve the minutes from June 24, 2020, seconded by Mayor Jeff Kuhl.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. Johanna Foods, LLC

SP-683-APF

Amended Preliminary & Final Site Plan

Block 63.14, Lot 32 – 20 Johanna Farms Road

Attorney Tony Koester of Dilts & Koester appeared on behalf of Johanna Foods, LLC for an Amended Preliminary and Final Site Plan application for a yogurt plant expansion. The applicant is proposing a 3,100 sq. ft. addition to the yogurt plant and eight exterior tanks. They are also seeking to relocate the aseptic plant in addition to five previously approved tanks. This application includes a variance for the four additional parking spaces which would normally be required. He introduced Robert Facchina and Melissa Hommes of Johanna Foods, Engineer Ian Hill of Van Cleef Engineering and Planner Creigh Rancamp of Creigh Rancamp and Associates as witnesses and they were all sworn in.

Robert Facchina, President and Owner of Johanna Foods, gave a brief description of the proposal. Their milk supplier recently filed for bankruptcy and closed so Johanna Foods is hoping to be able to bring in raw milk and do the pasteurization and separation automatically in the new addition. This proposed addition will have no effect on the number of current employees and only a slight increase in truck traffic to the site. The proposed tanks are identical to the tanks currently used at Johanna Foods.

Ian Hill testified to the existing site layout. He addressed Tony's comments from his July 2, 2020 review letter and agreed to all conditions. There will be no increase on impervious coverage.

Tony Koester addressed the "no comment" reports submitted by the Environmental Commission and the Raritan Township Municipal Utility Authority and also the report submitted by Fire Marshal Dennis Concannon. The Fire Marshal's first three comments relate to an approved Co-Gen plant which was never built. All other comments by the Fire Marshal are either acceptable or not applicable.

Robert Facchina expressed that he would like to meet with Mr. Concannon in regards to the fire hydrants and the requested 5" Storz connectors. Board member Mike Mangin spoke about the current Storz requirements and the new standards that are being implemented by the Raritan Township Fire Department.

Creigh Rancamp testified on the Planning aspects of the application. The current parking lots offer more than enough spaces for employees and visitors and the proposed improvements will not have much of an increase on the need for parking spaces. The applicant is seeking a variance for the required additional four spaces.

Karen Gilbert made a motion to approve the application, seconded by James Miller.

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

9. **RESOLUTIONS:** None.

10. **CORRESPONDENCE:** None.

11. **DISCUSSIONS AND RECOMMENDATIONS:**

a. Ordinance 20-23 – Area in Need of Redevelopment – South Junction Road – Master Plan Consistency

The Board and Ms. Caldwell agreed that both the Amended Redevelopment Plan for South Junction Road Redevelopment District and Ordinance 20-23 are not inconsistent with the Township's Master Plan. Board Secretary Amy Fleming was directed to forward a memo to the Township Committee stating such.

Lisa Fania made a motion that a report be issued to the Township Committee recommending the Redevelopment Plan ordinance, seconded by Mike Mangin.

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

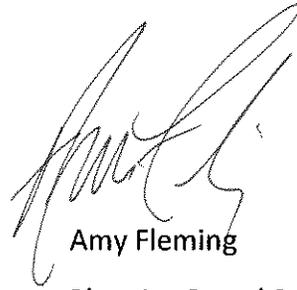
Mr. Belardo informed the Board that his colleague Lizette Guzman has accepted a position with the Union County Prosecutor's Office and will no longer be working with the Raritan Township Planning Board.

13. **SCHEDULE OF MEETINGS:**

The next meeting is scheduled for July 22, 2020, followed by August 12, 2020.

14. ADJOURNMENT:

The meeting was adjourned at 7:51 p.m.

A handwritten signature in black ink, appearing to read 'Amy Fleming', is written in a cursive style.

Amy Fleming
Planning Board Secretary