**RARITAN TOWNSHIP PLANNING BOARD**

**MINUTES**

**June 24, 2020**

**7:00 p.m.**

**This meeting was offered virtually for all board members, board professionals, applicant and applicant's team, and interested parties and members of the public. To attend the meeting, 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

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 Johanna Foods, LLC

By: ANTHONY E. KOESTER, ESQ.

**6. MINUTES:**

The minutes of May 27, 2020:

A motion was made by Lisa Fania to approve the minutes from May 27, 2020, seconded by James Miller.

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

**7. CITIZENS PRIVILEGE:** None.

**8. PUBLIC HEARINGS:**

a. Area in Need of Redevelopment Study

66-70 Junction Road

Block 27, Lots 22 and 23 – 66-70 Junction Road

Jessica Caldwell summarized her report titled "Area in Need of Redevelopment Study – 66-70 Junction Road – Township of Raritan, Hunterdon County, New Jersey" dated May 26, 2020. Block 27 lot 22 was the subject of a Redevelopment Study approved by the Planning Board in July 2019 and a 100% Affordable Housing site plan approved by the Board in August 2019. Low income tax credits were granted in December 2019. The proposal was denied Hunterdon County Planning Board approval because the entrance from Junction Road was not satisfactory. In order to align the proposed entrance with the existing Justin Court, the applicant obtained the adjoining lot 23 to add to the redevelopment area.

The study was approved by below Resolution 11-2020.

b. Johanna Foods, LLC

SP-683-APF

Amended Preliminary & Final Site Plan – Completeness Only

Block 63.14, Lot 32 – 20 Johanna Farms Road

Attorney Tony Koester of Dilts & Koester appeared on behalf of Johanna Foods, LLC for a completeness determination for an Amended Preliminary and Final Site Plan application for a yogurt plant expansion. He introduced Robert Facchina and Melissa Hommes of Johanna Foods and Engineer Ian Hill of Van Cleef Engineering as witnesses and they were all sworn in.

Engineer Ian Hill reviewed Jeffrey Vaccarella's June 5th completeness memo item by item. Most of the waivers are being requested because no additional lot coverage is being proposed. Robert Facchina gave a brief explanation for the need to expand the yogurt production area at Johanna Foods.

The Board would like to see revised plans reflecting the improvements that have been made as part of applications SP-673-PF and SP-662. Donna Drewes asked if these revised plans will also reflect the landscaping that has been installed and the applicant said that they will. Judi DiGiandomenico asked if the anticipated milk-separation process will produce any new offensive odors and the applicant testified that it will not.

Jeff Kuhl made a motion to approve the completeness hearing requests, seconded by James Miller.

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

Tony Koester requested to be heard for this application on July 8 and the Board agreed to an in-person meeting with an option to participate virtually.

**9. RESOLUTIONS:**

a. Resolution 10-2020

99 US Route 202/31 – Area in Need of Redevelopment – Block 84 Lot 34

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

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

b. Resolution 11-2020

66-70 Junction Road – Area in Need of Redevelopment – Block 27 Lots 22 & 23

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

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

**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 July 8, 2020, followed by July 22, 2020.

## 14. ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Amy Fleming

Planning Board Secretary