

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

January 9, 2019

7:00 p.m.

1. CALL TO ORDER:

Secretary Amy Fleming called the meeting to order at 7:00 p.m.

2. NOTICE OF MEETING:

The notice requirements of the Open Public Meetings Act were read into the record by Ms. Fleming.

3. ROLL CALL:

Members Present:

Mayor Jeffrey Kuhl
Donna Drewes
Michelle Cavalchire
Judi DiGiandomenico
James Miller
Scott MacDade
Lisa Fania

Member Absent:

Karen Gilbert
Ed Gettings

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Board Planner
John Morgan Thomas, Township Landscape Engineer
Judd Rocciola, Township Traffic Engineer

RTPB

1/9/19

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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: LISETTE GUZMAN, ESQ.

6. ELECTION OF OFFICERS

- a. **Chairman:** Mayor Kuhl nominated Ed Gettings as the new Chairman, seconded by Donna Drewes.

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

- b. **Vice Chairman:** Mayor Kuhl nominated Donna Drewes as the vice chairperson, seconded by Michelle Cavalchire.

On roll call, all 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:** James Miller nominated Amy Fleming as the secretary and Antoine Hajjar as assistant secretary, seconded by Mayor Kuhl.

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

- b. **Planning Board Attorney:** Judi DiGiandomenico moved to approve John Belardo as the attorney for the Planning Board, seconded by Michelle Cavalchire.

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

- c. **Board Engineer:** Donna Drewes nominated Antoine Hajjar to be the Board engineer, seconded by Michelle Cavalchire.

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

- d. **Board Planner:** Judi DiGiandomenico nominated Jessica Caldwell to be the Board planner, seconded by James Miller.

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

- e. **Planning Board Traffic Expert:** Judi DiGiandomenico moved for the temporary appointment of Judd Rocciola as the Board traffic engineer due to Judd Rocciola's retirement announcement, seconded by Michelle Cavalchire.

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

- f. **Planning Board Landscape Architect:** Scott MacDade nominated John Morgan Thomas to be the Board landscape architect, seconded by James Miller.

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

- g. **Planning Board Conflict Engineer:** James Miller nominated Kathleen Marcella to be the conflict engineer, seconded by Michelle Cavalchire.

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

h. Planning Board Committees:

1. **On-site Committee:** Donna Drewes moved that all members be put on the Onsite Committee, seconded by Michelle Cavalchire.
2. **Technical Coordination Committee:** Donna Drewes nominated Mayor Kuhl, who agreed to said position if it is all right with the Township Committee, as well as Donna Drewes, James Miller and Ed Gettings.
3. **Liaison for the RTMUA:** Scott MacDade indicated his willingness to be on that committee.
4. **Liaison for Flemington/Raritan Board of Education Committee:** Michelle Cavalchire indicating her willingness to be on the Board of Education Committee.
5. **COHA Coordination Committee:** Mayor Kuhl indicated this is regarding the low income housing for Raritan Township. It requires two members plus Antoine Hajjar, the engineer. Michelle Cavalchire and James Miller agreed will join that committee.

8. **MINUTES:** None.

9. **RESOLUTIONS:**

**(a) Annual Notice of Meetings
Resolution No. 1-2019**

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

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

**(b) Adoption of Bylaws
Resolution No. 2-2019**

A motion was made by Judi DiGiandomenico to approve the Resolution for the Bylaws, seconded by Michelle Cavalchire.

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

**(c) Document Reproduction Fees
Resolution No. 3-2019**

Michelle Cavalchire made a motion to approve said Resolution for Document Reproduction Fees, seconded by James Miller.

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

**(d) Appointment of Certified Shorthand Reporter
Resolution No. 4-2019**

Michelle Cavalchire made a motion to approve the Resolution naming Jacqueline Klapp as the Certified Shorthand Reporter for the Board, seconded by James Miller.

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

(e) Appointments

Chairperson Drewes presented a Resolution for 2019 appointments, and a motion was made by Mayor Kuhl to approve same, seconded by Michelle Cavalchire.

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

**(f) 263 Route 202, LLC, Harbor Freight
Resolution No. 5-2019**

James Miller moved a motion to approve the Harbor Freight Application Resolution No. 5-2019, seconded by Michelle Cavalchire.

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

**(g) New Jersey Conservation Foundation/Hollenback
Resolution No. 12-2018A**

Mayor Kuhl moved to approve the Resolution for the New Jersey Conservation Foundation, seconded by James Miller.

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

8. **CITIZEN PRIVILEGE:** None.

9. **PUBLIC HEARINGS**

**(a) Johanna Foods, Inc.
Preliminary and Final Site Plan with Bulk Variance
Block 63.14, Lot 32**

A request was made to carry this application until February 13, 2019.

10. **TREE TRIMMING:**

John Morgan Thomas thanked the Board for his appointment and indicated that there is a new service that landscape maintenance contractors offer for commercial properties for trimming trees, which seems to be altering the intent of the tree trimming ordinance. He indicated that the shearing does not provide any shade in the parking lots.

The shearing of the trees has an environmental effect. He suggested a letter be sent from the Township Committee to the property owners. The Board agreed that notification should be made.

10. CORRESPONDENCE: None.

11. DISCUSSIONS AND RECOMMENDATIONS: None.

12. COMMENTS AND REPORTS:

(a) Chairman's Report:

Vice Chairperson Drewes thanked the Board for her appointment, and indicated she believes that the Board does a great job and looks forward to working with the professionals and the Board members in 2019.

(b) Mayor Kuhl:

Chairman Kuhl indicated he agrees with Vice Chairman Drewes' comments and thinks that the Board has people with different views and different outlooks and different abilities and it is a well-rounded Board and very professional.

(c) Engineer's Comments:

Antoine Hajjar indicated that he was looking forward to working with the Board in 2019.

(d) Planner's Comments:

Ms. Caldwell offered her congratulations to Ed and Donna, as well as Mayor Kuhl.

(e) Attorney Comments:

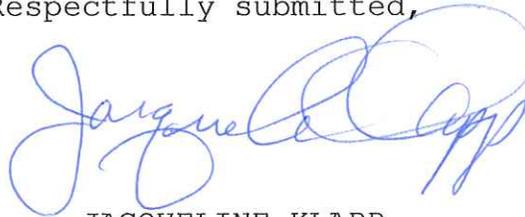
Ms. Guzman stated that on behalf of John Belardo and the Firm they are pleased with their appointment, and stated this is one of the most professional Boards she has come across. She congratulated them.

13. SCHEDULE OF MEETINGS:

The following meetings are scheduled:

January 23, 2019
February 13, 2019

Respectfully submitted,



JACQUELINE KLAPP