

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

February 26, 2020

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

Deputy Mayor Karen Gilbert

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Michael Mangin, Alternate

Members Absent:

Judi DiGiandomenico

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

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.

6. MINUTES:

The minutes of January 22, 2020:

A motion was made by Mayor Jeff Kuhl to approve the minutes from January 22, 2020, seconded by Deputy Mayor Karen Gilbert.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. Enclave at Raritan, LLC

SP-655-PF

Time Extension

Block 9, Lots 16 & 17.01 – Bartles Corner Road & State Highway 31

Keith Dilgard appeared on behalf of the applicant and requested a second one-year extension of time. The Board requested a letter from George Dilts confirming this approval.

A motion was made by Mayor Jeff Kuhl to approve the requested time extension until February 22, 2021, seconded by Michael Mangin.

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

b. The Township of Raritan

S-1437-M

Minor Subdivision – Courtesy Review

Portion of Block 22, Lot 24 and All of Block 22, Lot 25.03

Township Engineer Tony Hajjar summarized the application for the Board. The Township would purchase a portion of block 22 lot 24 and all of block 22 lot 25.03 for open space, conservation and recreational or similar uses. There are no proposed improvements and there are already existing walking trails and paths. A right-of-way on Decker Road is also included in the proposal. Karen Gilbert complimented the work that Mr. Brownstein has already done to the property and James Miller thanked Amy Greene for spearheading the project.

A motion was made by Deputy Mayor Gilbert to approve the proposal, seconded by James Miller.

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

9. RESOLUTIONS:

a. Resolution 9-2020

41 NJSH Route 31, LLC – SP-679-PF

This resolution was pulled from the agenda for additional corrections and revisions.

b. Resolution 10-2020

The Township of Raritan – S-1437-M

Minor Subdivision between Glenn and Mary Brownstein and the Township of Raritan involving a portion of block 22 lot 24 and all of block 22 lot 25.03 for open space, conservation and recreational or similar uses as authorized in N.J.S.A. 40A:12-1 et seq.

A motion was made by Deputy Mayor Gilbert 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:

- a. Ordinance #20-09 – Updating Chapter 16 Code Performance Guarantees – Master Plan Consistency

Ordinance #20-09 updates the Township Code to comply with recent statutory updates regarding the calculation and provision of performance guarantees, safety and security guarantees, maintenance fees and inspection fees that may be collected by the Township from developers. The changes also include revisions to the process for releasing the guarantees and fees upon certification of completion of the development. The objective of the ordinance is to ensure that the Township's Code provisions are in line with state requirements.

A motion was made by Deputy Mayor Gilbert that the Ordinance is not inconsistent with the Township's Master Plan, seconded by Chairman Ed Gettings.

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

- b. Resolution #20-50 – Area in Need of Redevelopment (Non-Condemnation) – block 84 lot 34

The Board authorized Planner Jessica Caldwell to prepare a study to present to the Planning Board to determine whether the property identified as block 84 lot 34 in the Township of Raritan meets the criteria as an area in need of redevelopment. Donna Drewes asked for a background of the project and Mayor Kuhl provided the Board with a brief overview of the proposal.

(During voice vote, 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:** Attorney Belardo advised the Board that the Township has obtained a final order of compliance on February 24, 2020 from Judge Miller for the COAH obligations and the Township now has immunity until July of 2025.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for March 11, 2020, followed by April 8, 2020.

14. ADJOURNMENT:

The meeting was adjourned at 7:23 p.m.



Amy Fleming
Planning Board Secretary