

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

March 13, 2019

7:00 p.m.

1. CALL TO ORDER:

Chairman Ed Gettings called the March 13, 2019 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
Mayor Jeffrey Kuhl
Deputy Mayor Karen Gilbert
Judi DiGiandomenico
Michelle Cavalchire
Lisa Fania
James Miller
Scott MacDade

Member Absent:

Vice Chairperson Donna Drewes

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
John Morgan Thomas, Township Landscape Architect
Matthew Vandervliet, from Jessica Caldwell's Planning Office

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: JOHN P. BELARDO, ESQ.
and
LISETTE L. GUZMAN, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for the Applicant Johanna Foods, Inc.
BY: ANTHONY KOESTER, ESQ.

6. MINUTES:

(a) February 13, 2019:

A Motion was made by Karen Gilbert to approve said February 13, 2019 Minutes, seconded by James Miller.

(On roll call, all eligible members voted in the affirmative with the exception of Mayor Jeffrey Kuhl and Lisa Fania who abstained.)

(b) February 27, 2019:

Mayor Jeffrey Kuhl indicated the Minutes of February 27, 2019 should be corrected to indicate that the notice of the Open Public Meetings Act was read into the record by John Belardo and not by the Chairman.

Karen Gilbert made a Motion that the Minutes be approved, seconded by James Miller.

(On roll call, all eligible members voted in the affirmative with the exception of Judi DiGiandomenico who abstained.)

RTPB

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7. **RESOLUTIONS:** None.

8. **CITIZEN PRIVILEGE:** None.

9. **Hunterdon Land Use Trust**

Catherine Suttle of the Hunterdon Land Use Trust appeared before the Board and indicated the Dvoor Farm, which has a farmer's market every week since they took ownership in 1999 is the subject of her appearance. She indicated that they did a Master Plan in 2009, and a more extensive Historic Site Management Plan in 2014. She presented a picture of what they hope the farm will look like in the future.

Her request was for a report from the Planning Board indicating that what they are doing is not in conflict with the Master Plan.

After assuring Ms. Suttle that the Reexamination Report was just completed and it does include the environmental resources and the outline of open space, it is looked upon as a positive thing.

Attorney Belardo indicated that after reviewing the presentation tonight they found the presentation and the proposed plans were not inconsistent with the Master Plan.

Judi DiGiandomenico made a motion to that effect, seconded by Chairman Gettings.

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

10. PUBLIC HEARINGS

**(a) Johanna Foods, Inc.
Preliminary and Final Site Plan Approval**

Attorney Anthony Koester of the Law Firm Dilts & Koester, Flemington, New Jersey, appeared representing Johanna Foods for preliminary and final site plan approval. He indicated that Johanna Foods needs an expansion of the juice plant building, and aseptic warehouse addition.

Mr. Koester presented Anthony Saracini, the Vice President of Johanna Foods, Ian Hill of Van Cleef Engineering and Leah Furey Bruder with LFB Land Use Planning as witnesses.

After hearing the testimony and cross-examining the witnesses, Attorney Belardo indicated that granting of the waivers would be required in addition to the request for preliminary and final site plan approval with variances.

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

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

11. HISTORIAN COMMITTEE APPOINTMENT

Engineer Hajjar indicated that no one from the Board of Adjustment volunteered to be on Historic Committee. Therefore, Karen Gilbert indicated that she would accept that position.

12. COMMENTS AND REPORTS:

- (a) Chairman's Report: None.
- (b) Board's Comments: None.
- (c) Engineer's Comments: None.
- (d) Planner's Comments: None.
- (e) Attorney Comments: None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for March 27, 2019 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jacqueline Klapp', written over a circular stamp or seal.

JACQUELINE KLAPP