

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

March 27, 2019

7:00 p.m.

1. CALL TO ORDER:

The March 27, 2019 meeting was called to order at 7:00 p.m. by Chairman Edward Gettings

2. NOTICE REQUIREMENTS:

The notice requirements of the Open Public Meetings Act were read into the record by Attorney John Belardo.

**3. CLOSED SESSION
RESOLUTION 7-2019**

Attorney Belardo read Resolution 7-2019 into the record so the Board could go into closed session to hear a personnel matter regarding interviewing a possible Board Traffic Expert.

4. ROLL CALL:

Members Present:

Chairman Edward Gettings
Mayor Jeffrey Kuhl
Vice Chairperson Donna Drewes
Judi DiGiandomenico
Lisa Fania
Michelle Cavalchire
James Miller
Scott MacDade

Member Absent:

Karen Gilbert

5. ALSO PRESENT:

Antoine Hajjar, Engineer
Jessica Caldwell, Planner

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6. 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.

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG, LLC
1 East Main Street
Flemington, New Jersey 08822
Attorneys for the Applicant M&P Retirement Plan
BY: STEVEN P. GRUENBERG, ESQ.

7. MINUTES: None.

8. RESOLUTIONS:

- (a) **Macedo Industrial Park, IV, LLC**
115 River Road
Resolution No. 8-2019
Request for an Extension to File the
Subdivision Deed

James Miller made a motion to approve the Resolution for Macedo Industrial Park, IV, LLC, seconded by Judi DiGiandomenico.

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

**(b) Master Plan Reexamination
Resolution No. 9-2019**

The Master Plan Reexamination Resolution formalizing the adoption of the Master Plan Reexamination was presented to the Planning Board, reviewed and approved in conformance with the Statutory requirements.

James Miller made a motion that the Resolution be adopted, seconded by Donna Drewes.

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

9. **CITIZEN PRIVILEGE:** None.

10. **PUBLIC HEARINGS**

**(a) M&P Retirement Plan
Minor Subdivision
Block 13, Lot 12
118 Featherbed Lane**

Attorney Steven Gruenberg of Scholl, Whittlesey & Gruenberg, Flemington, New Jersey, appeared on behalf of the applicant, M&P Retirement Plan. Attorney Gruenberg stated that their lot is 18.6 acres in a six-acre zone, and they are proposing to subdivide said lot to create a 9.04 acre lot with a 9.22 acre lot remainder, and 0.384 acres of right-of-way to be dedicated to the Township. He stated it is located on property that has a single-family residence and vacated structure.

Attorney Belardo indicated that the request that he received indicates three or four variances, as well as a design waiver.

Attorney Gruenberg stated both properties will be agricultural lots. The witnesses presented were Mike Mascalone, the property owner, David Newton, a surveyor, Kurt Hoffman, an engineer and Jeffrey Doshna, a planner.

Attorney Gruenberg elicited testimony that the Township Engineer had raised an issue of a conservation easement on wetlands, and the DEP regulations would determine whether or not ingress and egress could be maintained on the property. Donna Drewes stated that the New Jersey Freshwater Wetlands Act for areas delineated as wetlands are prohibited from agricultural activity, and existing structures within the wetland transition area may not be removed. Mr. Gruenberg indicated he would have a witness to discuss that with the Board.

After hearing the testimony of the land surveyor, engineer and planner, John McKay, a resident, asked questions.

The matter was being adjourned to the May 22, 2019 meeting, and Attorney Gruenberg granted an extension until the end of June.

11. CORRESPONDENCE: None

12. DISCUSSIONS AND RECOMMENDATIONS:

(a) **Township Committee Resolution 19-92**

The Township Committee authorized the Planning Board to undertake a preliminary investigation of the redevelopment of Block 40, Lot 4 on the Raritan Township Tax Map. They are to determine whether the area is in need of redevelopment under the criteria in the Statute. The findings and recommendations would be supplied and then be given to the Township Committee in the form of a resolution with supporting documentation.

(b) **Redevelopment Process Preliminary Investigation Report**

Mayor Kuhl requested that Jessica Caldwell, the planner, develop a report regarding environmental and other conditions that need to be investigated and the Mayor requested it be done by April 30, 2019, so that it could be reviewed by the Planning Board. Ms. Caldwell indicated that she believed that she could do it by that time.

13. 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:**

Attorney Belardo stated that the Statute governing respective professional rates can be found in the Municipal Land Use Law. He indicated that the charges would be the same to the applicant as to the Township.

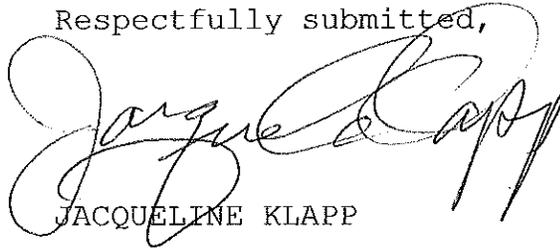
Attorney Belardo also indicated that it is up to the applicant and the applicant's attorney and their planners to determine the cases that help their applications and then put their proofs in. He stated it is not up to the Board or the Board's attorney to explain it to the applicant. The applicant must prove their case, and the Board has to act based on the testimony presented.

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14. SCHEDULE OF MEETINGS:

The next Planning Board meeting will be held on April 10, 2019, followed by April 24, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacqueline Klapp", written in a cursive style. The signature is positioned above the printed name.

JACQUELINE KLAPP