

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

April 24, 2019

7:00 p.m.

1. CALL TO ORDER:

The meeting was called to order by Chairman Edward Gettings 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 Chairperson Donna Drewes
Mayor Jeffrey Kuhl
Judi DiGiandomenico
Lisa Fania
Michelle Cavalchire
Karen Gilbert
James Miller
Scott MacDade

4. ALSO PRESENT:

Antoine Hajjar, Engineer

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.

6. MINUTES:

March 13, 2019

Scott McDade moved to approve the Minutes of March 13, 2019, seconded by Michelle Cavalchire.

(On roll call, all eligible members voted in the affirmative with the exception of Donna Drewes.)

March 27, 2019

Donna Drewes indicated that on page 4 of 6, the second paragraph, she was quoted as stating that the area is delineated as wetlands and are prohibited from agricultural activity and existing structures within the wetlands transition area, and added that they may not be removed without a permit.

With that correction Lisa Fania moved the Minutes of March 27, 2019 be approved, seconded by Michelle Cavalchire.

(On roll call, all eligible members voted in the affirmative with the exception of Karen Gilbert.)

Closed Session Minutes - March 27, 2019

The closed session Minutes for March 27, 2019 were moved to be accepted by Judi DiGiandomenico, and seconded by Scott MacDade.

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

7. RESOLUTIONS:

Mayor Kuhl made a motion to approve the Resolution appointing Jay Troutman as the new Traffic Engineer, seconded by Judi DiGiandomenico.

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

8. CITIZEN PRIVILEGE: None.

9. PUBLIC HEARINGS

- (a) The Estate of Gladys S. Case
(Rebecca Case, Executor)
Agricultural Subdivision
Block 77, Lot 7
46 Clover Hill Road**

Attorney Belardo read into the record the application under the Municipal Land Use Law referring to the Agricultural Division of the Case farm. A letter was submitted by Stephanie Miller indicating the closing process, and hoping the preservation of the farm is underway. The SADC's signed final approval and the draft Deed of Easement, as well as the survey, were supplied. The subdivision approval will enable the landowners to retain or sell the acreage separately from the preserved farm.

Attorney Belardo indicated that a Resolution is not necessary as the State Agriculture Development Committee have already prepared one.

10. CORRESPONDENCE: None

**11. ORDINANCE 19-08
CELLULAR ANTENNA CO-LOCATION**

Engineer Hajjar indicated that this Ordinance was drafted because the Board of Adjustment has been very busy with swap outs of antennas from different wireless companies as they upgrade their equipment.

He indicated that without an ordinance, they have to appear before the Board of Adjustment for cellular antennas co-location; removal or replacement on existing towers; and that applications for such co-location, removal or replacement go before the Board of Adjustment.

It is a Federal Regulation, and it reads that it should not exceed four cabinets. If five cabinets are requested, they would have to go before the Zoning Board.

Attorney Belardo indicated that it is a Federal Code and cannot be changed.

After reviewing the Ordinance, Donna Drewes made a motion that it be approved, seconded by James Miller.

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

**ORDINANCE 19-14
AMENDMENT TO OUTDOOR RECREATION ZONE**

Under Ordinance number 19-14, Donna Drewes indicated that this amendment states that the revised lighting standard will take precedence over the higher intensity residential standard. She understands that this allows the previous approval to be preempted, and will allow them to keep their current operations.

Also, in the third paragraph, it stipulates a single-family dwelling may continue to be used for residential purposes, and it also may be used by individuals engaged with the principal permitted use of the outdoor recreation zone.

As to the outdoor lighting, the Board agreed that the time indicated in the Master Plan would remain.

Donna Drewes made a motion to recommend to the Township Committee the language contained in the Master Plan Reexamination Report, specifically, that consideration be given to allow for an earlier end time when practicable. The motion was seconded by Michelle Cavalchire.

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

A discussion took place as to the single-family dwelling and whether it can be leased or rented as sleeping accommodations to individuals involved with the principal permitted use of the outdoor recreation zone. Mayor Kuhl indicated he thought that it would be for employees, umpires and other adults that come in from other towns.

Michelle Cavalchire made a motion that it be employees or contractors that can stay in the house, seconded by Chairman Gettings.

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

The single-family house would continue as a residential use in a residential zone, and Donna Drewes made a motion that under the outdoor recreation zone, those uses shall be treated as a high intensity commercial use where the zone abuts a residential zone, seconded by Judi DiGiandomenico.

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

12. COMMENTS AND REPORTS:

(a) Mayor's Report:

The Mayor indicated activity from the Department of Environmental Protection which would have a major impact on Raritan Township. It would affect over 1900 properties with small tributaries in the backyards. It would require having to go through the DEP to do anything on these properties, even erecting a deck.

The Mayor indicated that sixty percent of Raritan Township's industrial zone is in this area, and the residents should be in contact with the DEP to discuss this C-1 stream issue.

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

13. SCHEDULE OF MEETINGS:

The next Planning Board meeting is scheduled for May 8, 2019.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP