

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

MAY 8, 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
Mayor Jeffrey Kuhl
Vice Chairperson Donna Drewes
Judi DiGiandomenico
Michelle Cavalchire
Lisa Fania
Karen Gilbert
James Miller
Scott MacDade

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Planner
John Morgan Thomas, Township Landscape Architect

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.

JAMES A. MULLEN, ESQ.
26 Pontiac Drive
Medford, New Jersey 08055
Attorney for Hunterdon Creekside (Pulte)

6. MINUTES: None.

7. RESOLUTIONS: None.

8. CITIZEN PRIVILEGE: None.

9. PUBLIC HEARINGS

**(a) Sheldon and Barbara Daniels
Site Plan Waiver
Block 36.05, Lot 76
23 Bressler Road**

Sheldon Daniels was sworn as a witness on this application for a site plan waiver. His appearance was to ask permission to have a generator installed at his house in Hunterdon Creekside. The reason for this is that the generator is necessary for health reasons for one of his family members. In reading the Ordinance, accessory structures are not permitted for individual residences.

Engineer Hajjar recommended that the generator should be 15 feet from the property line in the backyard and 5 feet from the side yard.

After hearing the testimony and reviewing the professionals' reports, Judi DiGiandomenico made a motion to approve the application, seconded by Michelle Cavalchire.

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

(b) Hunterdon Creekside (Pulte)
Amended Final Site Plan and Bulk Variance
Block 36.05, Lot 4
Altra and Cain Roads

James Mullen, Counsel for Pulte Homes, appeared before the Board and presented Jeromie Lange from Maser Consulting as his engineer, and Timothy Umlaus. Mr. Mullen indicated that he had two exhibits, an overall layout and phasing plan, and an amended site plan for Creekside at Hunterdon prepared by Maser Consulting.

The application was for an amendment to a major site plan approval to permit an air conditioner to be located in a front yard; therefore, a variance is needed.

After hearing the testimony and reviewing the exhibits and the comments made by the Board's professionals, a motion was made by Lisa Fania to approve the application, including the erecting of a 4-foot-high vinyl fence for Buildings A, B, C and D and foundation plantings on the outside of the fence. The motion was seconded by Karen Gilbert.

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

10. CORRESPONDENCE: None.

11. DISCUSSIONS AND RECOMMENDATIONS: None.

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 Planning Board meeting is scheduled for May 22,
2019 at 7:00 p.m.

Respectfully submitted,

Jacqueline Klapp

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