RARITAN TOWNSHIP PLANNING BOARD

MINUTES

May 27, 2020

5:00 p.m.

This meeting was offered virtually for all board members, board professionals, applicant and applicant's team, and interested parties and members of the public. To attend the meeting, the attendees used a link on their computer or called in to the meeting using a phone number which was given out in the meeting agenda.

1. CALL TO ORDER:

Chairman Edward Gettings called the meeting to order at 5:00 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

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Members Absent:

Michael Mangin, Alternate

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

Jessica Caldwell, Board Planner

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 February 26, 2020:

A motion was made by Lisa Fania to approve the minutes from February 26, 2020, seconded by James Miller.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. Area in Need of Redevelopment Study

Mavrode Holdings, LLC

Block 84, Lot 34 – 99 U.S. Route 202 / 31

Jessica Caldwell summarized her report titled "Area in Need of Redevelopment Study – Mavrode Holdings LLC – 99 U.S. Route 202 / 31 – Township of Raritan, Hunterdon County, New Jersey" dated April 14, 2020. The study area is a 17.07 parcel of land developed with a former golf driving range and tree nursery. It also abuts the Black River and Western Railroad, an active

freight and passenger rail line. Jessica's report examined several factors such as existing conditions, site inspections, Master Plan goals and history of the area in order to determine if this lot meets the "Area in Need of Redevelopment" criteria.

Donna Drewes asked questions to clarify how Jessica arrived at the percentages used in her report and also informed the Board that there is currently no water or sewer service to the property. Judi DiGiandomenico had a few questions regarding the Planning Area 3 landscapes and also criterion "d" and "e" of the report. She also asked Jessica what she used as criteria for determining "large commercial development".

Karen Gilbert and Mayor Jeff Kuhl reminded the Board that this report is only to determine if the area meets the criteria for an "Area in Need of Redevelopment" and any future plans would still need a site plan to be approved by the Planning Board.

Tony Hajjar noted a change on page ten. The area for commercial business changed from 6.38 to 6.57 acres and the Q-Farm changed from 11 to 10.5 acres.

A motion was made by Ed Gettings to approve the study, seconded by Lisa Fania.

(On roll call, five members voted in the affirmative and two members voted negatively.)

9. RESOLUTIONS:

a. Resolution 9-2020

41 NJSH Route 31, LLC – SP-679-PF

A motion was made by Lisa Fania to approve the resolution, seconded by Michelle Cavalchire.

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

10. CORRESPONDENCE:

a. Board of Adjustment 2019 Annual Report

The Board acknowledged the Board of Adjustment's 2019 Annual Report provided for informational purposes.

11. DISCUSSIONS AND RECOMMENDATIONS:

a. Resolution #20-123 – Preliminary Investigation for Redevelopment – block 27 lots 22 and 23

The Board authorized Planner Jessica Caldwell to prepare a study to present to the Planning Board to determine whether the property identified as block 27 lots 22 and 23 in the Township

of Raritan meets the criteria as an area in need of redevelopment. Mayor Kuhl provided a summary of the proposal.

A motion was made by Judi DiGiandomenico to direct Jessica Caldwell to prepare the Study, seconded by Lisa Fania.

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

12. COMMENTS AND REPORTS:

(a) Chairman's Report:

Ed Gettings wished everyone well during these trying times.

(b) The Board's Comments:

Karen Gilbert acknowledged the passing of John Bell, former Planning Board Member.

(c) Engineer's Comments: None.

(d) Planner's Comments: None.

(e) Attorney's Comments: None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for June 10, 2020, followed by June 24, 2020.

14. ADJOURNMENT:

The meeting was adjourned at 6:01 p.m.

Amy Fleming
Planning Board Secretary