

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

MAY 29, 2019

7:00 p.m.

1. CALL TO ORDER:

Chairman Edward Gettings called a special meeting of the Raritan Township Planning Board to order at 7:00 p.m.

2. NOTICE REQUIREMENTS:

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

3. ROLL CALL:

Members Present:

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

Member Absent:

Michelle Cavalchire

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

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:

April 24, 2019:

Corrections were made to the Minutes and placed on the record.

Lisa Fania then moved the Minutes to be approved, seconded by Karen Gilbert.

With those changes, on roll call, all eligible members voted in the affirmative.)

7. CITIZEN PRIVILEGE: None.

8. AREA IN NEED OF REDEVELOPMENT STUDY:

Planner Jessica Caldwell made a presentation indicating that United States Bronze Powders, Inc., Block 40, Lot 4 at 408 U.S. Route 202 in Raritan Township is an area in need of redevelopment.

She made a presentation demonstrating the process for determination of an area in need of redevelopment. Ms. Caldwell described the relationship of this plan to the Master Plan, and described the redevelopment criterion analysis involved.

Planner Caldwell stated that the investigation and study did find that this area meets five of the statutory criteria to qualify as an area in need of redevelopment, though only one is necessary. She recommends that the study area is designated by Raritan Township as an area in need of redevelopment pursuant to NJSA40:A:12A1 et seq.

The Board heard the presentation as well as statements by Rhonda Kasler, the General Manager and Executive Vice President of U.S. Bronze, as well as Barry Schmetter, the Corporate Controller on how the business moved out of the area, and why it became overgrown and unmaintained.

Karen Gilbert then made a motion to approve Resolution 11-2019 to deem the area a property in need of redevelopment, seconded by James Miller.

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

9. RESOLUTIONS:

- (a) Resolution 10-2019**
Johanna Foods, Inc.
20 Johanna Farms Road

Lisa Fania made a motion to approve said Resolution, seconded by James Miller.

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

10. CORRESPONDENCE:

The Board acknowledged the Board of Adjustment's 2018 Annual Report provided for informational purposes.

**11. A. ORDINANCE 19-15
RESIDENTIAL PARKING OF COMMERCIAL VEHICLES**

Mayor Kuhl indicated that the Township Committee has to look at this Ordinance and determine whether or not two commercial vehicles should be allowed to park overnight in private driveways. A determination was made that there cannot be tractor trailers or large dump trucks parked in private driveways or local streets. Ms. Drewes stated that the Ordinance is confusing as to vans and pickup trucks and items such as backhoes which should be placed inside of a garage or barn.

After discussion, it was the consensus of the Board to direct Ms. Caldwell and Mr. Hajjar to clarify amending language as discussed and resubmit to Board members for review at the June 12th meeting. They agreed to circulate a draft, and anything that the Board agrees to would be put in there.

**B. Township Resolution #19-117
Preliminary Investigation for Redevelopment of
Block 27, Lot 22**

Attorney Belardo indicated that the Township Committee is asking the Planning Board to undertake the preliminary investigation of Block 27, Lot 22 which is 66 Junction Road as to whether it qualifies as an area in need of redevelopment. Jessica Caldwell prepared a report dated May 20, 2019 and this matter will be heard on June 12th.

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.

RTPB
5/29/19
Page 5 of 5

13. SCHEDULE OF MEETINGS:

The next Planning Board meeting is scheduled to take place on June 12, 2019.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP

RARITAN TOWNSHIP PLANNING BOARD

ADDENDUM TO MINUTES

May 29, 2019

7:00 p.m.

The May 29, 2019 minutes indicate corrections were made to the April 24, 2019 minutes. Let the record show that this correction was on page 5, 8th paragraph, the words "medium intensity" were changed to "high intensity".

A handwritten signature in black ink, appearing to read "Amy Fleming", is positioned above the printed name.

Amy Fleming

Planning Board Secretary