

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

JUNE 12, 2019
7:00 P.M.

1. A: CALL TO ORDER

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

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

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Edward Gettings
Mayor Jeffrey Kuhl
Vice Chairperson Donna Drewes
Michelle Cavalchire
Lisa Fania
Karen Gilbert
James Miller

Members Absent:

Judi DiGiandomenico
Scott MacDade.

Also present:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Planner

A P P E A R A N C E S:

MESSRS. McELVOY, DEUTSCH, MULVANEY & CARPENTER
1300 Mt. Kemble Avenue, P.O. Box 2075
Morristown, New Jersey 07962-2075
Attorneys for the Board
BY: JOHN P. BELARDO, ESQ.
Attorneys for the Board

MESSRS. DAY PITNEY
One Jefferson Road
Parsippany, New Jersey 07054
Attorneys for Macedo Industrial Park
BY: CATHERINE A. NOLAN, ESQ.

2. MINUTES

A correction was made to the May 8, 2019 minutes on page 3 where the word "generator" should be removed from air conditioner/generator.

After that correction was made, Lisa Fania made a motion to approve the minutes, seconded by James Miller.

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

3. CITIZENS PRIVILEGE: None

4. PUBLIC HEARING:

**A. MACEDO INDUSTRIAL PARK #IV, LLP
TIME EXTENSION
BLOCK 16, LOT 67 AND 16.11
115 RIVER ROAD**

Attorney Catherine Nolan of the Day Pitney Law Firm appeared representing Macedo Industrial Park IV, LLP, and indicated that although they had received an extension, they were back to request another one as the paperwork had not been completed.

The request made by the applicant was for an extension until August 31, 2019, and Attorney Belardo suggested the extension be until October 31, 2019.

After hearing the applicant's request, Michelle Cavalchire moved to approve the extension until October 31, 2019, seconded by James Miller.

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

B. M&P RETIREMENT PLAN

The M&P Retirement Plan is to be carried until the June 26, 2019 hearing.

**5. AREA IN NEED OF REDEVELOPMENT STUDY
BLOCK 27, LOT 22
66 JUNCTION ROAD**

Planner Jessica Caldwell presented the redevelopment study to the members of the Planning Board, indicating that the property was purchased by the current owner in October of 1994, property that was previously a chicken farm. The single family structure was constructed in 1946, and over time it has been divided into three rental units. There are outbuildings on this site including a shed, chicken coop and garage.

This property is used for storage of commercial vehicles for a landscaping business. The uses on the site appear to be nonconforming to the zone and lacking in approvals under the current zoning.

The study area is 7.7 acres and the developed portion of the site is situated on the northern half of the property. The southern half of the site is a disturbed wooded and pasture area.

In analyzing the property, it was determined that the residential structure on this site is dilapidated with exposed wood, mold, run down stairs and broken siding. The interior units are dark, lacking in air and light and do not have standard ventilation. The garage structure on the site is similarly unsafe, unsanitary and dilapidated.

This study area meets Criterion D for obsolete layout and design, Criterion E with a growing lack or total lack of proper utilization of areas; Criterion H, the designation of the delineated area is consistent with Smart Growth Planning Principles pursuant to law or regulation.

After hearing Ms. Caldwell's presentation, Karen Gilbert moved that Resolution Number 12-2019 for redevelopment of 66 Junction Road, Block 27, Lot 22, be approved, seconded by Lisa Fania.

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

6. CORRESPONDENCE: None

7. DISCUSSIONS AND RECOMMENDATIONS:

A. ORDINANCE 19-15
RESIDENTIAL PARKING OF COMMERCIAL
VEHICLES - MASTER PLAN CONSISTENCY

At the prior Planning Board meeting a discussion had taken place as to the parking of commercial vehicles overnight in any residential zone. The planner made some adjustments which Vice Chairperson Drewes indicated made it easier to follow and easier for the Code officials to enforce.

After reviewing the Ordinance, a motion was made by Michelle Cavalchire to approve amendments to the Ordinance as discussed at the May 29, 2019 meeting, and to acknowledge that the Ordinance is not inconsistent with the Master Plan, seconded by James Miller.

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

8. COMMENTS AND REPORTS:

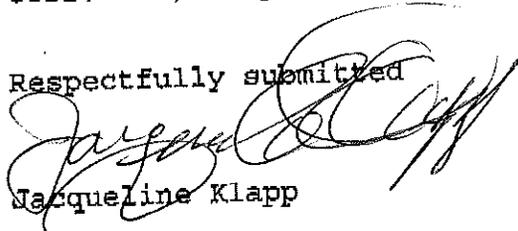
- A. CHAIRMAN'S REPORT: None
- B. BOARD'S COMMENTS: None
- C. ENGINEER'S REPORT: None
- D. PLANNER'S COMMENTS: None.
- E. ATTORNEY'S REPORT: None

The Chairman indicated the next meetings will be June 26, 2019 and then July 10, 2019.

A member of the audience questioned whether the minutes would be placed on the website as they hadn't been placed on there since April.

Engineer Hajjar indicated that once they were corrected, they would be placed on the website.

Respectfully submitted


Jacqueline Klapp