

RARITAN TOWNSHIP PLANNING BOARD  
MINUTES

June 13, 2018  
7:00 P.M.

1. A: CALL TO ORDER

The meeting was called to order at 7:00 p.m. by  
Chairman Jeffrey Kuhl.

The requirements of the Open Public Meetings Act were  
read into the record by Attorney John Belardo.

B: ROLL CALL

The following members of the Planning Board were  
present:

Chairman Jeffrey Kuhl  
Vice Chairperson Donna Drewes  
Mayor Michael Mangin  
Karen Gilbert  
Ed Gettings  
Judi Digiandomenico  
Michelle Cavalchire  
James Miller  
Scott MacDade

Also present:

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

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

**MESSRS. McELVOY, DEUTSCH, MULVANEY & CARPENTER**  
1300 Mt. Kemble Avenue  
Morristown, New Jersey 07960  
Attorneys for the Board  
BY: JOHN P. BELARDO, ESQ.

**MESSRS. FOX ROTHSCHILD**  
997 Lenox Drive, Building 3  
Lawrenceville, New Jersey 08648-2311  
Attorneys for the Applicant Raritan Town Square  
BY: KIMBERLY BENNETT, ESQ.

**2. MINUTES: May 23, 2018**

The minutes of 5/23/18 indicate on page 2 that Donna Drewes requested, under the Pulte Homes application, that the word "eligible" be inserted before voting in the affirmative, but it was actually Judi Digiandomenico.

Chairman Kuhl stated that on page 7 there was a comment that said "There being a motion to send the matter back to the Township Committee if it is inconsistent with the Master Plan", and it should read "if it is not inconsistent".

Ed Gettings made a motion that the minutes be accepted as amended, seconded by James Miller.

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

**3. RESOLUTIONS:**

**A. RESOLUTION 9-2018  
JAKE'S FIREWORKS, INC.**

Ed Gettings made a motion that this resolution be adopted, seconded by James Miller.

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

**B. RESOLUTION 10-2018  
KEYSTONE NOVELTY DISTRIBUTORS**

Karen Gilbert made a motion that this resolution be adopted, seconded by Scott MacDade.

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

4. CITIZENS PRIVILEGE:

Louis Reiner from the Township Committee appeared and thanked the Planning Board for the work they have been doing for the Township.

Barbara Sachau of Raritan Township indicated that she had difficulty hearing in the room. Also, she thought it would be helpful if there was a simple paragraph in the minutes about what each of the resolutions were for.

5. PUBLIC HEARING:

RARITAN TOWN SQUARE  
AMENDED SITE PLAN  
BLOCK 16.01, LOTS 35 AND 36

Attorney Kimberly Bennett of the law firm Fox Rothschild, Lawrenceville, New Jersey, appeared on behalf of the applicant and indicated that this is a preliminary site plan approval for development of the Raritan Town Square mixed use project, which was approved in 2005. She stated that approvals for variances and waivers for signage, year round outdoor sales and relocation of buildings were granted by the Board at that time.

Ms. Bennett stated that this application is for buildings E and F, regarding affordable housing which was set aside in the existing PCOS zone for residential use. Building E is to be developed with second and third floor residential, and building F is to be converted from an office use to a residential use.

Ms. Bennett had witnesses Scott Loventhal of Garden Home Development; Laurance Appel, their architect; William Lane, their engineer; and Douglas Polyniak, their traffic engineer, testify as to the plans. It was indicated where the light fixtures, utility structures, storm sewer structures and storage would be located; also, the landscape architect testified as to the condition of the trees in the Lowe's parking lot. Testimony was given as to the percentage of low and moderate income units.

The preliminary wall signs were discussed, as well as areas for proposed retail and service uses of

building F. Plans for loading zones for apartment move in and move outs were also discussed, as well as refuse and recycling and how it would be handled.

The architect supplied colored renderings for the Board's review, which were marked as exhibits.

After hearing the testimony, the objections from the public and reviewing the exhibits, Karen Gilbert made a motion that the application be granted, seconded by Ed Gettings.

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

6. CORRESPONDENCE: None

7. DISCUSSIONS AND RECOMMENDATIONS:

Engineer Hajjar indicated that there will be a meeting again to discuss the Sign Ordinance.

8. 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's Comments: None

9. SCHEDULE OF MEETINGS:

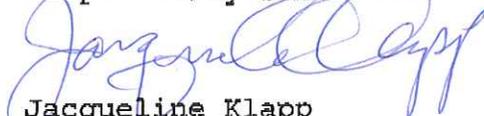
- A. June 27, 2018
- B. July 11, 2018

10. ADJOURNMENT:

A motion was made by James Miller, seconded by Scott MacDade to adjourn the meeting.

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

Respectfully submitted

  
Jacqueline Klapp