

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

JUNE 26, 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
Judi DiGiandomenico
Lisa Fania
Karen Gilbert
Michelle Cavalchire
James Miller
Scott MacDade

Member Absent:

Vice Chairperson Donna Drewes

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

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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.

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG, LLC
1 East Main Street
Flemington, New Jersey 08822
Attorneys for M&P Retirement Plan
BY: STEVEN P. GRUENBERG, ESQ.

MESSRS. NEHMAD, PERILLO & DAVIS
4030 Ocean Heights Avenue
Egg Harbor Township, New Jersey 08234
Attorneys for Walmart Stores, Inc.
BY: TRACY A. SIEBOLD, ESQ.

6. MINTUES:

May 29, 2019 and June 12, 2019

The Minutes will be reviewed before the following meeting.

**7. M&P Retirement Plan
Minor Subdivision
Block 13, Lot 12
118 Featherbed Lane**

Attorney Steven Gruenberg of the Law Firm Scholl, Whittlesey & Gruenberg, Flemington, New Jersey, appeared representing M&P Retirement Plan. He indicated that he had received an email from his planner about an hour before the

Meeting indicating that there was a family emergency and he was stuck in New York State and would be unable to attend the meeting. Accordingly, the matter was adjourned until July 24, 2019 at 7:00 p.m. No further notice will be given.

8. CITIZEN PRIVILEGE:

Joseph Ziegler, Jr. appeared before the Board requesting information on the M&P Development application. The Board Chairman informed him that the matter was adjourned to July 24, 2019.

9. PUBLIC HEARINGS:

- (a) **Walmart Stores, Inc.**
Minor Site Plan - Completeness Only
Block 16.01, Lot 35, 36, and 38
152 Route 31 North
Flemington, New Jersey

Attorney Tracy Siebold from the Law Firm Nehmad, Perillo & Davis, Egg Harbor Township, New Jersey, appeared representing Walmart, Inc., with regard to a minor project. She indicated that Walmart is looking for a small storage building to be constructed on the north side of the existing parking lot. It will not increase the impervious coverage, and there are no wetlands affected by the application.

Attorney Siebold introduced her two witnesses, Les Tribble, the architect, and Rob Streker from Bohler Engineering, her engineer. She indicated that this is just for a completeness hearing.

After reviewing Township Engineer Hajjar's June 1st letter indicting waivers that were needed, a motion was made by James Miller to approve such waivers, seconded by Mayor Jeffrey Kuhl.

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

10. RESOLUTIONS:

**(a) Resolution 13-2019
Hunterdon Creekside (Pulte Homes)**

Michelle Cavalchire moved Resolution 13-2019 be approved, seconded by Lisa Fania.

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

11. CORRESPONDENCE: None.

12. DISCUSSIONS AND RECOMMENDATIONS:

**A. ORDINANCE 19-19
AMENDMENT TO I-1 ZONE MASTER PLAN CONSISTENCY**

Attorney Belardo indicated that this Ordinance is consistent with the Master Plan.

Karen Gilbert made a motion to recommended Ordinance 19-19 be adopted, seconded by Mayor Kuhl.

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

13. COMMENTS AND REPORTS:

- (a) Chairman's Comments: None.**
- (b) Board's Comments: None.**
- (c) Engineer's Comments: None.**
- (d) Planner's Comments: None.**

(e) Attorney's Comments:

Attorney Belardo indicated that the Township Committee has been working extremely hard on the Mount Laurel obligations, and approved a settlement agreement with the Fair Share Housing Center. He stated that a fairness hearing is scheduled for July 24th, and as there are no remaining intervenors or objectors, it will be approved at that time.

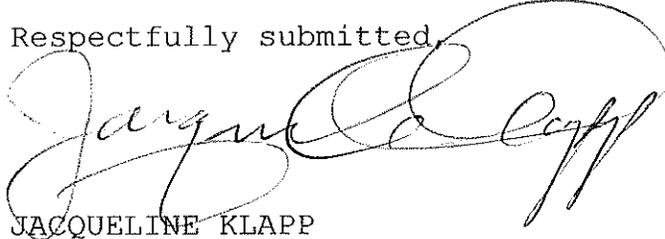
Attorney Belardo also indicated that he will be working with the Township Attorney as well as Ms. Caldwell to update the Ordinance and a Judgment of Proposed Immunity until July of 2025.

Mayor Kuhl thanked Mr. Belardo, as well as Jessica Caldwell, for the work they put in.

14. SCHEDULE OF MEETINGS:

The next Planning Board meeting is scheduled for July 10, 2019, followed by July 24, 2019.

Respectfully submitted,



JACQUELINE KLAPP