

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

June 27, 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
Deputy Mayor Karen Gilbert
Ed Gettings
Judi Digiamdomenico
Michelle Cavalchire
James Miller
Scott MacDade

Also present:

Antoine Hajjar, Township 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. VENTURA, MIESOWITZ, KEOUGH & WARNER
783 Springfield Avenue
Summit, New Jersey 07901
Attorneys for the Applicant Raritan Town Square
BY: STEVEN K. WARNER, ESQ.

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

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Living Waters Lutheran Church
BY: GEORGE M. DILTS, ESQ.

2. MINUTES: None
3. RESOLUTIONS: None
4. CITIZENS PRIVILEGE: None
5. PUBLIC HEARING:

A. MACEDO INDUSTRIAL PARK #4, LLC/
MACEDO INDUSTRIAL PARK #5, LLC/
TIME EXTENSION FOR BLOCK 15, LOTS 16.07
16.08, 16.09; BLOCK 16.01, LOTS 3 AND 4

Attorney Catherine Nolan, of the law firm Day Pitney, Parsippany, New Jersey, appeared on behalf of Macedo Industrial Park, and indicated that the applicant is the owner of several lots on Minneakoning Road. She stated that the applicant originally received site plan approval in 2011 to construct a 56,970 square foot structure on Lot 16.07; three structures with a combined square footage of 34,000 square feet on Lot 16.08; and a 63,000 square foot structure on Lots 3 and 4. She indicated that they have received "will

serve" letters from the American Water Company and JCP&L, as well as a letter of reservation for wastewater treatment. They also received an extension of an LOI, which is in effect until June of 2022, as well as approval from the Hunterdon County Planning Board.

Ms. Nolan stated they are in compliance with the resolution for subdivision approval currently, and are requesting approval for an additional year for the site plan.

Following Engineer Hajjar's agreement with her statements, a motion was made by Ed Gettings to approve the extension, seconded by Karen Gilbert.

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

**B. FALLONE GROUP, LLC
FINAL SUBDIVISION
BLOCK 79, LOT 80**

Attorney Steven Warner of the law firm Ventura, Miesowitz, Keough & Warner, Summit, New Jersey, appeared on behalf of the applicant, Fallone Group, LLC. He presented both James Mantz, his licensed engineer and land surveyor, as well as Robert Fallone, a principal of the applicant, as witnesses.

Mr. Mantz indicated that the final plat conforms with the preliminary subdivision approval which shows the same 11 lots and the same conservation basin easement as previously discussed with the Board at their meeting on August 23, 2017. The proposal is to extend Carriage Lane, which is a cul-de-sac, and create 11 new lots. There is an existing dwelling on Lot 18.25 which will remain, and after the road improvements are completed, they will close the driveway off from Old York Road so there is access to that house via Carriage Lane.

The applicant indicated that all construction equipment will be entering the site from County Road 613.

Mr. Fallone stated that until the reconstruction is completed, the driveway cannot be moved. He indicated that they want to utilize the entrance from 613 as much as possible, but at some point they will switch to Carriage Lane.

Members of the public questioned the safety of children playing in the area, and any damage that could be done to the road. Mr. Fallone responded that safety is the number one concern of the company, and if there is any problem, they would welcome the police being called.

Attorney Warner discussed item 7 in Engineer Hajjar's June 21, 2018 report referencing conditions 2 and 3 of the Hunterdon County Planning Board's review letter of May 10, 2018. That states they would be required to post a bond for the work, which would include the language in the Municipal Performance Bond, a copy of which was submitted to the Board's Planning Office.

Attorney Warner stated that the language would not obligate his client to do something that the law does not obligate them to do. Therefore, they would not be required to post a bond for the detention basin on the property. Engineer Hajjar disagreed. Attorney Belardo stated that Governor Christie removed the requirement for a bond. He indicated that if it is not built properly, Engineer Hajjar will not issue a CO.

After hearing the testimony and reviewing the exhibits, Karen Gilbert moved the application be approved, seconded by Michelle Cavalchire.

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

**C: LIVING WATERS LUTHERAN CHURCH
COMPLETENESS HEARING
BLOCK 97, LOT 26**

Attorney George Dilts of the law firm Dilts & Koester, Flemington, New Jersey, appeared representing the applicant, Living Waters Lutheran Church. He stated that Engineer Hajjar submitted a letter dated June 14, 2018 indicating he had no objection to granting the waivers that were listed therein, with the exception of checklist item 22G where a north arrow was left off.

Mr. Dilts stated that any waivers that are necessary will be addressed at the hearing.

After hearing Mr. Dilts' summary of the application, the Board agreed to hearing this matter on the 11th of July.

A motion was made to grant the completeness application by Karen Gilbert, seconded by Ed Gettings.

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

6. CORRESPONDENCE: None

7. DISCUSSION AND RECOMMENDATIONS:

Chairman Kuhl indicated that the TRC Committee would need to have a meeting soon.

8. COMMENTS AND REPORTS:

A. Chairman's Report: None

B. Board's Comments:

Donna Drewes questioned whether the Planning Board should reach out to the Hunterdon County Planning Board on the issues discussed this evening, to which Engineer Hajjar indicated that he would speak to them.

C. Engineer's Comments:

Engineer Hajjar indicated that the permit for Keystone Fireworks, although it was granted, the applicant decided not to locate at the Stewart's Root Beer. They are moving further down into West Amwell Township.

Engineer Hajjar also stated that all Planning Board members and Board of Adjustment members need to watch a video that he has in his office. It is supplied by the New Jersey DEP.

D. Planner's Comments: None

E. Attorney's Comments: None

9. SCHEDULE OF MEETINGS:

The Chairman indicated that the next meeting would be held on July 11, 2018.

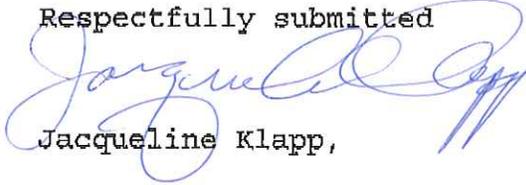
10. ADJOURNMENT:

Ed Gettings made a motion to adjourn the meeting, seconded by James Miller.

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

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Jacqueline Klapp", is written over the typed name. The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jacqueline Klapp,