

**RARITAN TOWNSHIP PLANNING BOARD**

**MINUTES**

**August 14, 2019**

**7:00 p.m.**

**1. CALL TO ORDER:**

Chairman Edward Gettings called the meeting to order at 7:03 p.m.

**2. NOTICE REQUIREMENTS**

The notice requirements of the Open Public Meetings Act were read into the record by Attorney Lisette Guzman.

**3. ROLL CALL:**

**Members Present:**

Chairman Edward Gettings

Karen Gilbert

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Scott MacDade, Alternate

**Members Absent:**

Vice Chairwoman Donna Drewes

Mayor Jeff Kuhl

**4. ALSO PRESENT:**

Antoine Hajjar, Township Engineer

John Morgan Thomas, Township Landscape Architect

**5. APPEARANCES:**

**MESSRS. McELROY, DEUTSCH, MULVANEY & CARPENTER**

1300 Mount Kemble Avenue

P.O. Box 2075

Morristown, New Jersey 07962-2075

Attorney for the Planning Board

By: LISETTE L. GUZMAN, ESQ.

**MESSRS. ARCHER & GREINER**

361 Route 31, Building E, Suite 1301

Flemington, New Jersey 08822

Attorney for Hunterdon Medical Center

By: GULIET D. HIRSCH, ESQ.

**6. MINUTES:**

The minutes of May 29, 2019:

A motion was made by James Miller to approve the minutes from May 29, 2019, seconded by Scott MacDade.

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

The minutes of June 26, 2019:

A motion was made by Karen Gilbert to approve the minutes from June 26, 2019, seconded by James Miller.

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

The minutes of July 24, 2019:

A motion was made by Michelle Cavalchire to approve the minutes from July 24, 2019, seconded by Karen Gilbert.

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

**7. CITIZENS PRIVILEGE:**

Raritan Township resident Barbara Sachau expressed her concern that economic development is causing more damage than good.

**8. PUBLIC HEARINGS:**

a. Hunterdon Medical Center

SP-678-M

Minor Site Plan

Block 15, Lot 14 – Route 31 & Wescott Drive

Attorney Guliet Hirsch of the Archer and Greiner Law Firm appeared on behalf of Hunterdon Medical Center for a minor site plan with a c1 variance and waiver requests. The applicant proposes to install a 1.5-megawatt combined heat and power generator in the southwest quadrant of the hospital property. The c1 variance would be to allow for a 12-foot-high retaining wall where 8-feet is permitted. The waiver requests would pertain to the parking, driveway and landscaping.

Ms. Hirsch presented Senior Vice President of Operations for Hunterdon Medical Center Neil Hudes, Design and Operation Expert Gerald Foley and Mark Malinowski, Design Engineer from Stout & Caldwell Engineers, LLC as witnesses.

Mr. Hudes presented his testimony first, describing the crippling impact of a power loss to the hospital and the benefits that were being sought by installing the proposed cogeneration unit.

Mr. Foley explained how the unit would operate. This proposed unit would keep Hunterdon Medical Center 100% operational in the event of any storm or loss of electricity. He referred to six exhibits:

Exhibit A-1: Enclosure Concept Rendering by Foley Power Systems

Exhibit A-2: Sample of Retaining Wall Material by recon

Exhibit A-3: Sample of Container Color Scheme by AVL Manufacturing, Inc.

Exhibit A-4: Photo Rendering of the proposed CHP plant

Exhibit A-5: State of New Jersey DEP Certificate

Exhibit A-6: Hunterdon County Planning Board Approval

Mr. Malinowski was next to testify and presented two exhibits:

Exhibit A-7: Aerial Photograph of Hunterdon Medical Center dated August 2019

Exhibit A-8: Color Rendering of the Site Plan

He described the site plan proposals and had a discussion with John Morgan Thomas on the issue of replacement trees. The applicant agreed to work with Mr. Thomas on a tree removal / replacement plan.

Michelle Cavalchire inquired about a proposed switchgear shown in the middle of the site plan. A discussion began regarding the distance of this proposed structure from the existing stream.

The Planning Board took a break at 8:41 p.m. and resumed at 8:48 p.m.

Discussion continued regarding the proposed switchgear. The applicant agreed that they will locate the structure outside of the 100' stream buffer. If for any reason this cannot be done, the applicant will apply for a variance.

Members of the public were given a chance to testify. Resident Barbara Sachau stated that she believes the applicant shall replace any tree that is proposed to be removed. Resident Louis Reiner commended the hospital on all the good that they do and urged the Board to accommodate their needs for the cogen unit.

Michelle Cavalchire made a motion to approve the application, seconded by Karen Gilbert.

(On roll call, six eligible members voted in the affirmative and one member voted negatively.)

b. New Jersey Conservation Foundation & Mark & Ellen Hollenback, h/w  
S-1433-M  
Amended Resolution  
Block 20, Lot 12 – Goose Island and Rake Road

Chairman Edward Gettings summarized the request of this application into the record. Raritan Township is seeking to remove condition #2 from previously approved Resolution 12-2018. The Planning Board voted on this matter during the Resolutions portion of the meeting.

c. Junction Road Urban Renewal Associates, LLC  
SP-681-P  
Preliminary Site Plan  
Block 27, Lot 22 – 66 Junction Road

This application has been requested to be carried to the August 28, 2019 meeting.

**9. RESOLUTIONS:**

- (a) New Jersey Conservation Foundation (Co-Applicant), Mark and Ellen Hollenback (Owner / Co-Applicant)

Resolution 14-2019

A motion was made by Scott MacDade to approve the Resolution of New Jersey Conservation Foundation (Co-Applicant), Mark and Ellen Hollenback (Owner / Co-Applicant), seconded by James Miller.

(On roll call, six eligible members voted in the affirmative and one member abstained.)

**10. CORRESPONDENCE:** None.

**11. DISCUSSIONS AND RECOMMENDATIONS:** None.

**12. COMMENTS AND REPORTS:**

(a) **Chairman's Report:** None.

(b) **The Board's Comments:**

James Miller informed everyone that the County Fair is scheduled for the following Wednesday until Sunday and encouraged everyone to attend.

(c) **Engineer's Comments:** None.

(d) **Planner's Comments:** None.

(e) **Attorney's Comments:** None.

RTPB

08/14/19

Page 6 of 6

**13. SCHEDULE OF MEETINGS:**

The next meeting is scheduled for August 28, 2019, followed by September 11, 2019.

**14. ADJOURNMENT:**

The meeting was adjourned at 9:34 p.m.

A handwritten signature in black ink, appearing to read "Amy Fleming". The signature is fluid and cursive, with a large initial "A" and "F".

Amy Fleming

Planning Board Secretary