

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

August 28, 2019

7:00 p.m.

1. CALL TO ORDER:

Chairman Edward Gettings called the meeting to order 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 and he announced that Jay Troutman has been sworn in and has signed the oath of office to be Board Traffic Engineer.

3. ROLL CALL:

Members Present:

Chairman Edward Gettings

Lisa Fania

Vice Chairwoman Donna Drewes

James Miller, Alternate

Mayor Jeff Kuhl

Scott MacDade, Alternate

Judi DiGiandomenico

Members Absent:

Karen Gilbert

Michelle Cavalchire

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

Jessica Caldwell, Township Planner

John Morgan Thomas, Township Landscape Architect

Jay Troutman, Township Traffic Engineer

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: JOHN P. BELARDO, ESQ.

MESSRS. DAY PITNEY LLP

1 Jefferson Road

Parsippany, NJ 07054-2891

Attorney for Junction Road Urban Renewal Associates, LLC

By: KATHARINE A. COFFEY, ESQ.

6. MINUTES: The minutes of August 14, 2019

A motion was made by Lisa Fania to approve the minutes from August 14, 2019, seconded by James Miller.

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

7. CITIZENS PRIVILEGE: None.

8. PUBLIC HEARINGS:

a. Junction Road Urban Renewal Associates, LLC

SP-681-P

Preliminary Site Plan

Block 27, Lot 22 – 66 Junction Road

Attorney Katharine Coffey of Day Pitney appeared on behalf of Junction Road Urban Renewal Associates, LLC for a preliminary site plan with one variance. The applicant is proposing 9 multiple-family affordable housing buildings on 7.07 acres at 66 Junction Road. The plan also proposes a community space and outdoor playground.

Ms. Coffey presented Engineer and Planner Brett Skapinetz of Dynamic Engineering, Architect Jim Haley of Haley Donovan and Traffic Engineer Corey Chase of Dynamic Engineering as witnesses.

Mr. Skapinetz presented his engineering and planning testimony first. He submitted two exhibits: A-1 is a colorized aerial map with a preparation date of August 28, 2019 and A-2 is a site plan rendering with the same preparation date. He briefed the board on current site conditions and discussed the proposed improvements. A variance is being sought for the location of the underground stormwater management tank in relation to the property lot line. He described the function of the underground stormwater management system and the offered utilities and amenities such as snow removal and trash and recycling.

Ms. Coffey and Mr. Skapinetz addressed the comments from the Professional and Agency review letters. To avoid confusion, the applicant is considering renaming the two affordable housing lots in this area "Willows North" and "Willows South". The applicant also agreed to reconfigure the parking spaces near the garbage area to allow for more room to turn around.

Board members asked about the availability of playground equipment for children under the age of five and the applicant agreed to incorporating some additional features such as slides and swings into the final plan for younger children. Donna Drewes asked for clarification on the closure and sealing of the onsite well and decommissioning of the septic system as per state and local rules and the applicant agreed to also include those notes on the final site plan.

Mr. Chase provided testimony as to the flow of traffic at the proposed site.

Mr. Haley presented four more exhibits. Exhibit A-3 is a colorized plan of the proposed second floor of the buildings, A-4 is a plan of the proposed community building, A-5 is an Enterprise Green and Energy Star compliant image and A-6 is a colorized rendering of proposed Building A. In response to concerns from board members, he assured the HVAC condenser units will be properly landscaped and shielded.

Ms. Coffey summarized the application and stated the applicant would need to qualify for low income housing tax credits by September 12. They will then return to the Board for final site plan approval.

Donna Drewes made a motion to approve the application, seconded by James Miller.

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

9. **RESOLUTIONS:** Resolution 15-2019

Sanatana Dharma Foundation, Inc.

A motion was made by Judi DiGiandomenico to approve the resolution, seconded by James Miller.

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

10. **CORRESPONDENCE:** None.

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

12. **COMMENTS AND REPORTS:**

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

13. **SCHEDULE OF MEETINGS:**

The September 11, 2019 meeting has been cancelled and the next scheduled meeting will be held on September 25, 2019.

14. **ADJOURNMENT:**

The meeting was adjourned at 8:21 p.m.



Amy Fleming

Planning Board Secretary