

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

September 25, 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.

3. ROLL CALL:

Members Present:

Chairman Edward Gettings

Vice Chairwoman Donna Drewes

Mayor Jeff Kuhl

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Scott MacDade, Alternate

Members Absent:

Karen Gilbert

Judi DiGiandomenico

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. DILTS & KOESTER

167 Main Street

Flemington, NJ 08822

Attorney for Diamond Nation, LLC and Enclave at Raritan, LLC

By: GEORGE DILTS, ESQ.

6. MINUTES: The minutes of August 28, 2019

A motion was made by Lisa Fania to approve the minutes from August 28, 2019, seconded by Jeff Kuhl.

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

7. CITIZENS PRIVILEGE: Township resident Barbara Sachau of Glenwood Drive approached the board to state that, in respect to agenda item Resolution 18-2019, she does not agree with Hunterdon Medical Center cutting down large trees and replacing them with smaller trees. She also does not believe hunters should be allowed to hunt in Open Space areas.

8. RESOLUTIONS:

(a.) Resolution 16-2019

Walmart Stores, Inc.

A motion was made by Lisa Fania to approve the resolution, seconded by Michelle Cavalchire.

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

(b.) Resolution 17-2019

M&P Retirement Plan

Chairman Edward Gettings made note of some typos in the resolution: in paragraph 14 the word "conversation" should be changed to "conservation" and in paragraph 47 the word "diving" should be changed to "dividing". Michelle Cavalchire noted that Judi DiGiandomenico's vote on the decision should be changed from a yes to a no.

A motion was made by Lisa Fania to approve the resolution with the noted corrections, seconded by James Miller.

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

(c.) Resolution 18-2019

Hunterdon Medical Center

Ed Gettings inquired about the status of the power station approval. Tony Hajjar stated that he had a meeting with the applicant's Engineer who proposed a location outside of the 100' buffer. Tony suggested that he verify that location with Hunterdon County to check for a sight easement before submitting for approval from the Township. So far there has been no formal submission.

A motion was made by Michelle Cavalchire to approve the resolution, seconded by Ed Gettings.

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

9. PUBLIC HEARINGS:

a. Dimond Nation, LLC

SP-674-PF

Preliminary & Final Site Plan

Block 16, Lots 14.04 & 15 – River Road

Attorney George Dilts of Dilts & Koester appeared on behalf of Diamond Nation, LLC for a preliminary and final site plan. The applicant is proposing a merger of two lots and an addition of one synthetic turf athletic field, a comfort station and paving and reconfiguration of the

umpire parking lot. The proposal includes a hard surface variance, a setback variance for the pre-existing nonconforming residence on the property and a variance for the aisles in the parking lot. There are also waivers in relation to the umpire parking lot.

Mr. Dilts presented Engineer Chris Nusser, Lighting Expert Robert Zoeller of Musco Sports Lighting, Traffic Expert Gary Dean of Dolan and Dean, Planner Tiffany Morrissey, Diamond Nation President Keith Dilgard and Jack Cust as witnesses.

Mr. Nusser presented his engineering testimony first. He submitted three exhibits: A-1 is the overall site plan with an aerial photograph behind it with a preparation date of August 6, 2019, A-2 is a color-rendered site plan and A-3 is correspondence to Jack Cust from Hunterdon County Administrator Kevin P. Davis. He described the existing conditions of the site and briefed the board on the variances sought. He also discussed the proposed improvements such as adding a roof onto the existing batting cage, creating one new turf field with a green 30' wall, a stormwater management basin and a small comfort station. The existing outhouse, well and septic system will be decommissioned and the property will be serviced by public sewer plus a new well. A grassy spot on the property had been covered with gravel and had been utilized as an umpire parking lot. This area will be paved and made safe and compliant to be continued being used in this way.

Donna Drewes asked for clarification as to the owner of the overflow parking lot and expressed concern about the safety of that lot. She also asked the applicant to clarify their landscaping intentions and asked for compliance with the tree ordinance. The applicant stated their willingness to work with John Morgan Thomas on the proposed landscaping. Ed Gettings questioned how foot traffic would be directed across River Road from the overflow parking lot. The applicant stated that the only access to the complex is located at the marked crossing area. Other board members made comments and inquiries regarding the parking spaces at the residence, the current drainage system and the addition of curbing in the umpire parking lot.

Township Resident Matthew Stechauner inquired about the removal of trees and if they can be replaced or relocated and also if the new parking area can be fenced. The applicant agreed to both. He also asked about the sound amplification at the facility and Keith Dilgard answered that they will continue to operate without the need for amplification equipment.

Lighting Expert Robert Zoeller detailed the ten proposed light poles and stated that the applicant will comply with the lighting ordinance and perform the required night light tests. Township Resident Matthew Stechauner inquired about when the field lighting is allowed to be lit and George Dilts testified that the lights would not be lit between the hours of 12am and 6am.

Traffic Engineer Gary Dean testified that traffic projects were overstated during the initial application and the actual traffic has been lighter than anticipated. The proposed improvements will keep traffic counts below the initial projections. Township Resident Matthew Stechauner inquired about the installation of permanent "no parking" signs on River Road. Township Resident Sharon Winnick asked Mr. Dean if the two new housing projects in

that immediate area will have an impact on traffic and Mr. Dean stated they were included in the traffic counts for this application.

Keith Dilgard approached the Board and stated that there are no issues with traffic and parking even on the busiest of days. The field lights remained on overnight once or twice during snowstorms to make it easier for the snow plows. Donna Drewes asked why there are sometimes RVs parked in the overflow lot and Mr. Dilgard stated that sometimes people travel from across the country to attend the facility.

Planner Tiffany Morrisey described the variances that were being sought by the applicant and informed the Board that she does not see any detriments with the proposed application and that the proposals are in line with the Township's Master Plan. She also agreed with Jessica Caldwell's comment that the proposed scoreboard is an accessory structure and not a sign.

George Dilts summarized the application.

Jeff Kuhl made a motion to approve the application, seconded by Scott MacDade.

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

b. Enclave at Raritan, LLC

SP-655-PF

Time Extension Request to February 22, 2020

Block 9, Lots 16 & 17.01

Attorney George Dilts appeared in front of the Board to request an extension of time until February 22, 2020. A formal resolution will not need to be created.

James Miller made a motion to approve the request, seconded by Scott MacDade.

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

c. Township of Raritan

Recreation & Open Space Plan

Jessica Caldwell presented the Open Space Plan she had prepared in conjunction with the Open Space Committee and comments from the public were taken into consideration. It includes an overview of existing community characteristics with respect to open space, natural resources, conservation, historic resources and existing land uses. Open space and recreational resources

were inventoried to see what exists today and what demands need to be met. The ultimate goal is being able to utilize grants and funding from the state's Green Acres Program. Jeff Kuhl reiterated how important this funding is and Donna Drewes agreed that there should be an increase in Open Space funding for Raritan Township.

Michelle Cavalchire made a motion to approve the Recreation and Open Space Plan, 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:**

Mayor Jeff Kuhl reminded everyone that Raritan Township Community Day is Saturday.

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

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

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

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for October 9, 2019, followed by October 23, 2019.

14. ADJOURNMENT:

The meeting was adjourned at 9:20 p.m.



Amy Fleming

Planning Board Secretary