

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

September 26, 2018

7:00 p.m.

1. CALL TO ORDER:

The Planning Board meeting was called to order at 7:00 p.m. by Chairman Jeffrey Kuhl.

2. NOTICE OF MEETING:

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

3. ROLL CALL:

Members Present:

Chairman Jeffrey Kuhl
Vice Chairperson Donna Drewes
Deputy Mayor Karen Gilbert
James Miller
Scott MacDade
Judi DiGiandomenico (arrived late)

Member Absent:

Michelle Cavalchire
Ed Gettings
Mayor Michael Mangin

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

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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 BELARDO, ESQ.

MESSRS. WATTS, TICE & SKOWRONEK
171 Main Street
Flemington, New Jersey 08822
Attorneys for James Holot
BY: RICHARD L. TICE, ESQ.

MESSRS. SAVO, SCHALK, GILLESPIE, O'GRODNICK & FISHER, PA
77 N. Bridge Street
Somerville, New Jersey 08876
Attorneys for Eden Holdings, LLC
BY: MICHAEL P. O'GRODNICK, ESQ.

6. MINUTES:

Karen Gilbert moved the Minutes of August 8, 2018 be approved, seconded by James Miller.

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

7. RESOLUTIONS:

**(a) Raritan Town Square, LLC
Resolution No. 13-2018**

Donna Drewes made a motion to approve the Resolution of Raritan Town Square, LLC, seconded by Karen Gilbert.

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

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**(b) Living Waters Lutheran Church, LLC
Resolution No. 14-2018**

Karen Gilbert made a motion to approve the Resolution of Living Waters Lutheran Church, LLC, seconded by James Miller.

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

**(c) Macedo Industrial Park IV, LLC/
Macedo Industrial Park V, LLC
Resolution No. 15-2018**

Karen Gilbert made a motion to approve the Resolution of Macedo Industrial Park IV, LLC, and Macedo Industrial Park V, LLC, seconded by James Miller.

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

**(d) The Fallone Group, LLC
Resolution No. 16-2018**

James Miller made a motion to approve the Resolution of The Fallone Group, LLC, seconded by Karen Gilbert.

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

8. **CITIZEN PRIVILEGE:** (No response.)

9. **PUBLIC HEARINGS**

**(a) James J. Holot
Conditional Use
Block 17, Lot 10.03**

Attorney Richard Tice of the Law Firm Watts, Tice & Skowronek, 171 Main Street, Flemington, New Jersey, appeared on behalf of the applicant, James J. Holot.

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After swearing James Holot as a witness, Attorney Belardo indicated that Mr. Hajjar was sworn at the reorganization meeting and remains under oath for this application as well.

Attorney Tice indicated the applicant would like to build an accessory apartment on his property for his elderly parents. It will consist of a bedroom, a bath and a living space. There is no present accessory apartment at the property. He stated that he had contacted the RTMUA and filled out an application and paid the fee.

Attorney Tice indicated that a request was made to the Post Office to determine if the street address would change. He stated that no variances were involved, and it is a conditional use.

After hearing the testimony and questioning the witness, Karen Gilbert made a motion to approve the application, seconded by James Miller.

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

**(b) Eden Holdings, LLC
Time Extension
Block 45.03, Lot 34**

Michael O'Grodnick of the Law Firm Savo, Schalk, Gillespie, O'Grodnick & Fisher, PA, 77 N. Bridge Street, Somerville, New Jersey, appeared on behalf of the applicant and indicated that Eden Holdings, also known as Christie Estates was applying for a two-year extension to allow the applicant to apply for major subdivision approval. Attorney O'Grodnick indicated that the property is a 48-acre piece of land located at the intersection of Route 523 and Bonetown Road. Eventually this area will be connected to Autumn Leaf Drive. He stated that hearings were held on this matter in 2015 and a Resolution was

adopted on January 27, 2016 approving said application.

Attorney O'Grodnick indicated that there is a substantial amount of engineering costs that need to be put into this project and they are not included in the estimates for the build out. Therefore, they are requesting the full two years under 40:55D-49, and since this is just under 50 acres, that subsection provides for preliminary approvals, and the extension would be good for three years from the date on which the Resolution of preliminary approval was adopted.

As there was no witness to swear in, Attorney Belardo suggested that the matter be continued to the next Planning Board meeting on October 24th to put some testimony on the record.

10. **CORRESPONDENCE:** None

11. **DISCUSSIONS AND RECOMMENDATIONS:**

(a) Ordinance 18-28, Prohibited Uses Amendment

The Chairman indicated that this Ordinance remains as previously discussed, other than Number 9, the Recreational Marijuana Use, which is limited to marijuana production or manufacturing facilities. The Board's legal review indicates that the Ordinance is not inconsistent with the Master Plan. A letter will be sent to the Township Committee indicating same. Therefore, a motion was made by Donna Drewes and seconded by James Miller to that effect.

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

12. COMMENTS AND REPORTS:

(a) Chairman's Report:

The Chairman indicated that the Sign Ordinance should be prepared for the next meeting. He stated that the sewer capacity and wastewater management plan is being worked on.

The Chairman also stated that the next meeting would be scheduled for October 24th as there was nothing planned for October 10th.

(b) Board Comments: None.

(c) Engineer's Comments: None.

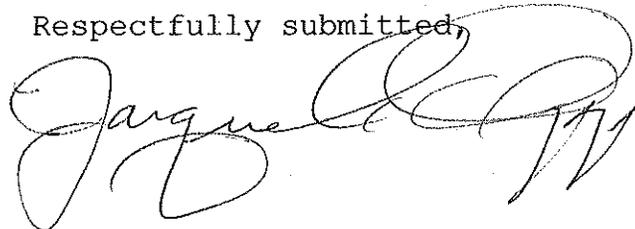
(d) Planner's Comments: None.

(e) Attorney Comments: None.

13. SCHEDULE OF MEETINGS:

The next meeting is scheduled for October 24, 2018.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jacqueline Klapp', written in a cursive style.

JACQUELINE KLAPP