

**RARITAN TOWNSHIP PLANNING BOARD**

**MINUTES**

**October 9, 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

Karen Gilbert

Judi DiGiandomenico

Michelle Cavalchire

Lisa Fania

James Miller, Alternate

Scott MacDade, Alternate

**Members Absent:**

None

**4. ALSO PRESENT:**

Antoine Hajjar, Township Engineer

Jessica Caldwell, Township Planner

**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 Summit Custom Spray Drying

By: ANTHONY E. KOESTER, ESQ.

**6. MINUTES:** None.

**7. CITIZENS PRIVILEGE:** None.

**8. RESOLUTIONS:**

(a.) Resolution 19-2019

Adoption of Amended Recreation and Open Space Plan to the Township's Master Plan

A motion was made by Michelle Cavalchire to approve the resolution, seconded by James Miller.

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

**9. PUBLIC HEARINGS:**

a. Summit Custom Spray Drying

SP-682-M

Minor Site Plan

Block 27, Lots 35 – 45 River Road

Attorney Tony Koester of Dilts & Koester appeared on behalf of Summit Custom Spray Drying Inc. for a minor site plan. The applicant is located at 45 River Road, Suite 201, in the Flemington Industrial Park. The New Jersey Department of Environmental Protection has issued an order to the applicant with regard to environmental compliance. An oxidizer must be installed to help control odors at the facility. The applicant is proposing the installation of a thermal oxidizer and a trash compactor, both located on concrete pads.

Mr. Koester presented William Greenlaw who is the General Manager of Summit Custom Spray Drying, Air Pollution Control Professional William Vitello of Nestech and Engineer Ian Hill of Van Cleef Engineering as witnesses.

William Greenlaw informed the Board that Summit Custom Spray Drying creates flavors, fragrances, food additives, pharmaceuticals and other products found in homes. The materials are flash dried in a spray dryer to form solids and humid warm air. Some of this humid warm air has an odor and the applicant is proposing a new direct fire thermal oxidizer with a heat exchanger to handle the materials with stronger odors.

The New Jersey Department of Environmental Protection's Administrative Consent Order dated December 20, 2017 was marked as Exhibit A-1. The New Jersey DEP's air permit PCP170002 dated November 21, 2018 was marked as Exhibit A-2.

Mr. Greenlaw continued to describe how the new oxidizer will function in the facility and how odor complaints are handled. Board members questioned the applicant's intended timeline and their confidence that this will solve the odor problems.

William Vitello approached the Board and went further into detail into how the oxidizer works. He assured the Board members and Board professionals that the machine operates with minimal heat transfer, minimal noise and a zero percent chance of explosion or fires.

Engineer Ian Hill gave a brief overview of the site plan and addressed all comments in Mr. Hajjar and Ms. Caldwell's memos. Mr. Koester summarized the application.

Jeff Kuhl made a motion to approve the application, 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:**

Jessica Caldwell reported to the Board that several affordable housing items are being wrapped up and should soon be coming in front of the Board. The Housing and Fair Share Element should be coming to the Board by November 13.

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

13. **SCHEDULE OF MEETINGS:**

The next meeting is scheduled for October 23, 2019, followed by November 13, 2019.

14. **ADJOURNMENT:**

The meeting was adjourned at 8:13 p.m.



Amy Fleming

Planning Board Secretary