

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

October 11, 2017

7:00 p.m.

1. CALL TO ORDER:

Chairman Jeffrey Kuhl called the meeting to order and read the notice requirements of the Open Public Meetings Act into the record.

2. ROLL CALL:

Members Present:

Chairman Jeffrey Kuhl
Mayor Karen Gilbert
Ed Gettings
Donna Drewes
Michelle Calvachire
James Miller, Alternate
Scott MacDade, Alternate

Members Absent:

Judi DiGiandomenico
Michael Mangin

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer
John Morgan Thomas, Township Landscape Architect

4. Minutes of August 23, 2017:

Ed Gettings made a Motion to approve the Minutes of August 23, 2017, seconded by Mayor Gilbert.

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

5. **RESOLUTIONS:**

(a) Mayor Gilbert made a Motion to approve the resolution appointing Amy Fleming as the Board Secretary for 2017, seconded by Ed Gettings.

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

(b) **RESOLUTION #15-2017
263 Route 202, LLC**

Mayor Gilbert moved Resolution #15-2017 be approved, seconded by Ed Gettings.

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

6. **CITIZENS PRIVILEGE:** None.

7. **PUBLIC HEARINGS:**

(a) **The Villages at Raritan
A Time Extension for Preliminary and Final
Site Plan Approval
Block 9, Lot 16.02**

Mayor Gilbert moved to approve the time extension for The Villages at Raritan, seconded by Ms. Calvachire.

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

(b) **The Enclave at Raritan
A Time Extension - Preliminary and Final
Site Plan
Block 9, Lot 17.01**

Ed Gettings moved to approve the time extension, seconded by Mayor Gilbert.

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

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(c) **Richard Stinson, Jr.**
Prime Design Landscapes
Minor Site Plan
Block 36, Lots 13 and 13.01

Antoine Hajjar, Township Engineer, indicated that the applicant just retained an attorney for this application, and therefore would like to have it adjourned.

8. CORRESPONDENCE: Don Shuman

Don Shuman appeared before the Planning Board to speak about the tree ordinance for Raritan Township. He indicated that the property he is referring to is Block 84, Lot 9 on the Tax map, the address is 135 Route 31/202 south. It is 1.88 acre parcel, which was larger before the expansion of the highway. It has a frontage of roughly 450 feet and a depth of 182 feet with a frontline setback of 100 feet and a rear setback of 50.

Mr. Shuman indicated that the property is totally wooded with second growth trees and the ordinance limits tree clearance to 55 percent.

After hearing the dilemma described by Mr. Shuman, the Board recommended that he present a concept plan to Tony Hajjar to see if there is any creative thinking on how this situation can be handled.

9. DISCUSSIONS AND RECOMMENDATIONS:

Engineer Hajjar indicated that he was approached by someone in his office questioning whether Cider Mill Housing would be able to transfer their core housing based on the site plan that was

already approved. He indicated that he advised her to appear before the Board for an amendment to the Plan.

10. 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 Comments:** None.

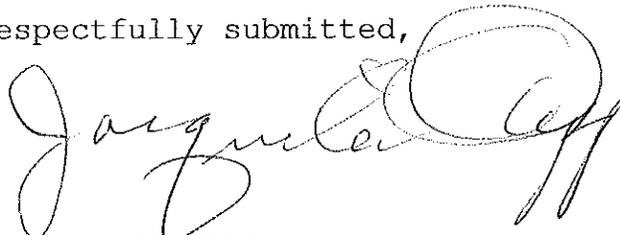
11. SCHEDULE OF MEETINGS:

The October 25th meeting will be adjourned and the next meeting will be November 8, 2017.

12. ADJOURNMENT:

James Miller made a Motion to adjourn the meeting at 7:25 p.m., second by Scott MacDade.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Jacqueline Klapp', written in black ink. The signature is fluid and somewhat stylized, with a large loop at the end.

JACQUELINE KLAPP