

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

OCTOBER 24, 2018
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:00 p.m.

Attorney Belardo read the Open Public Meetings Act requirements into the record.

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl
Mayor Michael Mangin
Ed Gettings
Judi Digiandomenico
Karen Gilbert
Michelle Cavalchire
James Miller
Scott MacDade

Absent:

Donna Drewes

Also present:

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

A P P E A R A N C E S:

MESSRS. McELVOY, DEUTSCH, MULVANEY & CARPENTER
1300 Mt. Kemble Avenue
Morristown, New Jersey 07962-2075
Attorneys for the Board
BY: JOHN P. BELARDO, ESQ.
Attorneys for the Board

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

MESSRS. DAY PITNEY
1 Jefferson Road
Parsippany, New Jersey 07054
Attorneys for Macedo Industrial Park
BY: CATHERINE A. NOLAN, ESQ.

MESSRS. PORZIO, BROMBERG & NEWMAN
100 Southgate Parkway
P.O. Box. 1997
Morristown, New Jersey 07962-1997
Attorneys for Harbor Freight
BY: JOSEPH A. PAPARO, ESQ.

2. CITIZENS PRIVILEGE: None

3. MINUTES: September 26, 2018

Karen Gilbert made a motion to approve the minutes of September 26, 2018, seconded by James Miller.

(On roll call, all eligible members voted in the affirmative, except for Mayor Mangin, Michelle Cavalchire and Ed Gettings, who abstained.)

4. CITIZENS PRIVILEGE: None

5. RESOLUTIONS: None

6. CORRESPONDENCE: None

7. DISCUSSION:

The Chairman indicated that the Master Plan draft was received from Caldwell Associates. The November 14th

meeting will be cancelled due to the League of Municipalities convention in Atlantic City. This matter will be discussed at the November 28th meeting.

Attorney Belardo indicated that until there is an agreement with the Fair Share Housing Department as to Raritan Township's housing obligations, it would be difficult to approve anything at this time.

8. PUBLIC HEARINGS:

A. EDEN HOLDINGS, LLC
TIME EXTENSION
BLOCK 43.03, LOT 34
SERGEANTSVILLE ROAD

Attorney Michael O'Grodnick from the firm of Savo, Schalk, Gillespie, O'Grodnick & Fischer, Somerville, New Jersey, attorneys for Eden Holdings, LLC, appeared before the Board. He represents Christie Estates. They received a major subdivision approval in 2015. Before digging the foundation they are looking for a four million dollar investment for this 19 lot subdivision.

Therefore, a two year extension is being requested from the date of the approved resolution.

Attorney O'Grodnick stated that an agreement was reached to dismiss litigation against Raritan Township on a voluntary basis.

A motion was made by James Miller, seconded by Ed Gettings to extend the time.

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

B. MACEDO INDUSTRIAL PARK
TIME EXTENSION
BLOCK 16, LOT 67B
115 River Road

Attorney Catherine Nolan from the firm of Day Pitney, Parsippany, New Jersey, appeared on behalf of the applicant. She indicated that she had received a minor subdivision approval on this piece of property which contains a storm water detention basin. There is a contract purchaser for this property.

Attorney Belardo requested that a three page letter dated October 11, 2018 to the Planning Board secretary, signed by Douglas R. Henshaw, Esq., be marked as Applicant's Exhibit A-1.

A motion was made by Karen Gilbert, seconded by Judi DiGiandomenico to approve the extension.

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

C. LAURA AND BRAD McCOLLUM
LOT LINE ADJUSTMENT
BLOCK 7, LOTS 27.07 AND 27.08
16 AND 17 QUAIL RIDGE DRIVE

Brad McCollum, the property owner, and Engineer Wayne Ingram appeared on this application for a lot line adjustment and were sworn. The reason for the adjustment is to add to a play area on the outside of the pavilion. This will give them ten feet of the neighbor's yard.

Mr. Ingram was qualified as an engineer and testified about a subdivision plat dated 9/10/18. The houses are placed in an odd arrangement, so to put in improvements, they need to adjust the lot line.

After hearing the testimony and reviewing the exhibits presented, Michelle Cavalchire made a motion to grant the application, seconded by James Miller.

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

D. 263 ROUTE 202, LLC
HARBOR FREIGHT
PRELIMINARY AND FINAL SITE PLAN
BLOCK 66, LOT 1
263 HIGHWAY 201 SOUTH

Attorney Joseph Paparo from the law firm Porzio, Bromberg & Newman, Morristown, New Jersey, appeared before the Board representing the applicant. This is an application for site plan and variance approvals in connection with a development of the site, which is the location of a former bank building with a drive-through attached. All of the improvements on the property will be demolished, and the construction of a new commercial building of approximately 15,000 square feet will be built. The building will be occupied by

Harbor Freight Tools, which is a national retailer. Mr. Paparo presented as witnesses Michael Dipple, engineer; John Lister, architect; Jim Mazzuco, landscape architect; Elizabeth Dolan, traffic engineer; and Paul Ricci, planner, who were all sworn.

The witnesses testified as to the site plan, the parking, the trash and recycling locations as well as the lighting, the landscaping and the bulk area requirements.

Testimony was given for a C variance, and the applicant indicated the new proposal will be a better zoning alternative than that permitted by the Ordinance. The applicant's attorney stated that it would provide many benefits to the community as a whole.

A discussion took place as to the maneuverability of the site, and it was agreed that they would work on the parking area and return to the Board with a redesigned access.

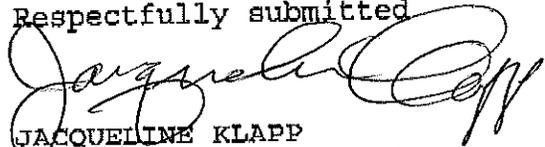
The Board acknowledged that all of the other testimony pertaining to this application was acceptable, and that the documents will be produced at the November 28, 2018 meeting.

9. COMMENTS AND REPORTS: None
- A. CHAIRMAN'S REPORT: None
 - B. BOARD'S COMMENTS: None
 - C. ENGINEER'S COMMENTS: None
 - D. ATTORNEY COMMENTS: None

10. SCHEDULE OF MEETINGS:

The next meeting will be on November 28, 2018 at 7:00 p.m.

Respectfully submitted


JACQUELINE KLAPP
Certified Court Reporter