

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

December 11, 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

John Morgan Thomas, Township Landscape Architect

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. DAY PITNEY LLP

1 Jefferson Road

Parsippany, NJ 07054-2891

Attorney for Macedo Industrial Park IV, LLP

By: LUKE PONTIER, ESQ.

MESSRS. PIASECKI & WHITELAW, LLC

239 U.S. 22 East, Suite 303

Green Brook, NJ 08812

Attorney for 41 New Jersey State Highway Route 31

By: DONALD B. WHITELAW, ESQ.

6. MINUTES:

The minutes of September 25, 2019:

A motion was made by Mayor Jeff Kuhl to approve the minutes from September 25, 2019, seconded by Michelle Cavalchire.

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

The minutes of October 9, 2019:

Michelle Cavalchire made a suggestion to change "minimal heat" to "minimal heat transfer" referencing the approved oxidizer for Summit Custom Spray Drying.

A motion was made by Michelle Cavalchire to approve the minutes from October 9, 2019 with the suggested correction, seconded by Judi DiGiandomenico.

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

7. **CITIZENS PRIVILEGE:** None.

8. **RESOLUTIONS:**

(a.) Resolution 20-2019

Junction Road Urban Renewal Associates, LLC

This resolution is in need of further revisions and will be carried to January.

(b.) Resolution 21-2019

Diamond Nation, LLC

This resolution is in need of further revisions and will be carried to January.

Chairman Edward Gettings noted that the resolution for Summit Custom Spray Drying had been pulled from the agenda earlier in the day and is also being revised.

9. **PUBLIC HEARINGS:**

a. Macedo Industrial Park IV, LLP

S-1432-M

Time Extension

Block 16, Lot 67 – 115 River Road

Attorney Luke Pontier of Day Pitney LLP appeared on behalf of Macedo Industrial Park IV, LLP for a time extension for a lot line adjustment. The applicant requested an extension until April 30, 2020, however, the Planning Board suggested granting an extension until June 30, 2020.

Karen Gilbert made a motion to approve the extension until June 30, seconded by Donna Drewes.

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

b. 41 New Jersey State Highway Route 31

SP-679-PF

Completeness & Preliminary / Final Site Plan

Block 29, Lot 3 – 41 Route 31

Attorney Donald Whitelaw of Piasecki & Whitelaw, LLC appeared on behalf of 41 New Jersey State Highway Route 31 for a completeness determination and preliminary and final site plan with variances and waivers. The applicant is located at 41 Route 31 and is a Chimney Rock restaurant. This application is seeking an "as-needed" employee parking lot.

Mr. Whitelaw presented Alan Frank who is the owner of 41 Route 31, LLC and Chimney Rock restaurant and Civil Engineer Adam Westenberger of Dynamic Engineering as witnesses.

Attorney Whitelaw gave a brief summary of the proposed grass pavers and the overall need for additional parking spaces at the restaurant. They are asking for variances for a zero setback, curbing requirements and drive aisle width.

Mr. Frank summarized the operation of the restaurant and their need for these 13 additional parking spaces during busy nights and when visited by large groups. The chained off area will be set with grass pavers and surrounded by boulders. Manager cars will block off the entrance once the lot is full. A single solar light will illuminate the area. Tony Hajjar requested signage for the two manager parking spaces at the entrance to the proposed lot.

Mr. Westenberger provided a brief overview of the site plan. He detailed how grass pavers act as a support system for parking lots while also allowing the space to remain pervious. He marked Amended Site Plan Rendering dated December 11, 2019 as Exhibit A-1.

Mr. Belardo stopped Mr. Westenberger from discussing variances and negative criteria and instead recommended the applicant come back to the Board with a Professional Planner to discuss any Planning aspects. The Board agreed.

Mr. Westenberger continued addressing the site plan and also addressed Tony Hajjar's December 4, 2019 Engineering review and agreed to an underdrain and any recommendations for the subbase. He, along with Mr. Frank, answered Board member's questions regarding how the employee parking would be coordinated during the shifts. Mr. Westenberger also addressed John Morgan Thomas's landscape recommendations. The Board had some concerns about the proposed boulders and Mr. Frank said he could consider the use of bumpers instead. A deed restriction from 1945 was brought into question and the applicant stated they would submit that deed restriction for review before the next meeting.

John Belardo announced this application will be continued on January 8, 2020 without need for further notice.

10. **CORRESPONDENCE:** None.

11. **DISCUSSIONS AND RECOMMENDATIONS:**

Donna Drewes suggested the Board should revise the ordinance to require proper screening for generators and accessory utility units. Tony Hajjar advised that the entire ordinance is going to be reviewed and this recommendation will be added to the list.

12. **COMMENTS AND REPORTS:**

(a) **Chairman's Report:** None.

(b) **The Board's Comments:**

Scott McDade announced that he will be stepping down from the Board and the Board members wished him well in his role as Township Committeeman.

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

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

(e) **Attorney's Comments:**

John Belardo updated the Board on the Mt. Laurel proceedings in regards to affordable housing.

13. **SCHEDULE OF MEETINGS:**

The reorganizational meeting is scheduled for January 8, 2020.

14. **ADJOURNMENT:**

The meeting was adjourned at 8:10 p.m.



Amy Fleming

Planning Board Secretary