

RARITAN TOWNSHIP PLANNING BOARD

January 10, 2018

7:00 p.m.

1. CALL TO ORDER:

Engineer Antoine Hajjar called the meeting to order at 7:00 p.m.

The notice requirements of the Open Public Meetings Act were read into the record by him.

2. ROLL CALL:

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl
Donna Drewes
Scott MacDade
James Miller
Michelle Calvachire
Mayor Michael Mangin

Members Absent:

Karen Gilbert
Judi DiGiandomenico
Ed Gettings

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer
David Manhardt appeared on behalf of Jessica Caldwell as the planner for the Board
Christopher Phelan, Coordinator, Office of Emergency Management

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4. 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 P. BELARDO, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for the Applicants
BY: GEORGE M. DILTS, ESQ.

5. ELECTION OF OFFICERS:

(a) Chairman:

James Miller nominated Jeff Kuhl to be Chairman of the Planning Board, seconded by Michelle Cavalchire.

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

(b) Vice Chairperson:

Chairman Kuhl nominated Donna Drewes to be Vice Chairperson, seconded by Mayor Michael Mangin.

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

6. APPOINTMENTS:

(a) Planning Board Secretary/Assistant Secretary:

Chairman Kuhl nominated Amy Fleming to be the Board Secretary, and Antoine Hajjar to be the Assistant Secretary, seconded by James Miller.

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

(b) Planning Board Attorney:

Donna Drewes nominated John Belardo to be the Board Attorney, seconded by Mayor Michael Mangin.

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

(c) Planning Board Engineer:

James Miller nominated Antoine Hajjar to be the Board Engineer, seconded by Scott MacDade.

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

(d) Planning Board Planner

Michelle Cavalchire nominated Jessica Caldwell to be the Board Planner, seconded by James Miller.

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

(e) Planning Board Traffic Expert:

James Miller nominated Judd Rocciola to be the Planning Board Traffic Expert, seconded by Scott MacDade.

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

(f) Planning Board Landscape Architect

Donna Drewes nominated John Morgan Thomas to be the Landscape Architect, seconded by James Miller.

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

(g) Planning Board Conflict Engineer

Michelle Cavalchire nominated Cathleen Marcella to be the Conflict Engineer, seconded by Donna Drewes.

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

(h) Planning Board Committees:

The Chairman, Donna Drewes and James Miller agreed to be on the on-site committee.

Liaisons for RTMUA & Flemington/Raritan Board of Education

Michelle Cavalchire agreed to be on the Flemington/Raritan Board of Education Committee and Jeff Kuhl indicated that he would be the Liaison for the RTMUA.

COAH Coordination Committee

Donna Drewes and Scott MacDade agreed to be on the COAH Coordination Committee.

7. MINUTES:

The Minutes of December 13, 2017 were moved for acceptance by James Miller and seconded by Scott MacDade.

(All eligible members voted in the affirmative.)

8. RESOLUTIONS:

**(a) Annual Notice of Meetings
RESOLUTION # 1-2018**

Resolution Number 1-2018, Annual Notice of Meetings, was moved by James Miller, and seconded by Scott MacDade.

**(b) Adoption of By-Laws
RESOLUTION #2-2018**

Resolution Number 2-2018, Adoption of By-Laws, was moved by Donna Drewes and seconded by Michelle Cavalchire.

**(c) Document Reproduction Fees
RESOLUTION # 3-2018**

Resolution Number 3-2018, Document Reproduction Fees, was moved by Chairman Kuhl, seconded by Donna Drewes.

**(d) Appointment of Certified Shorthand Reporter
RESOLUTION # 4-2018**

Resolution Number 4-2018, Appointment of Certified Shorthand Reporter, was moved by James Miller, seconded by Scott MacDade.

(e) Resolutions for 2018 Appointments

Resolutions for 2018 Appointments was moved by James Miller and seconded by Donna Drewes.

(All members voted in the affirmative.)

9. CITIZENS PRIVILEGE: None.

10. PUBLIC HEARINGS:

**(a) Flemington Industrial Park
Minor Site Plan
Block 27, Lot 34**

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Attorney George M. Dilts of the Law Firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant, Flemington Industrial Park.

Mr. Dilts introduced two witnesses, Suresh Patel, and Robert Clerico, his engineer.

He indicated that the matter had been scheduled for a hearing in December and proof of publication was approved then and the matter carried to this evening with no further notice.

He stated it is a 2-acre parcel on which the applicant has a one-story 1,000 square-foot-building that he would like to turn into a two-story 2,000 square-foot-building.

Mr. Dilts indicated that a Minor Site Plan was required for this building as it is less than 100 feet to the road right-of-way of River Road.

His witnesses were sworn and testified as to the need for the second story and improvements that went along with it. He also had exhibits marked showing the area in question, and the parking situation on-site.

After hearing all of the testimony and reviewing the exhibits, the Board set forth conditions on which the application could be approved. Attorney Dilts indicated that the Fire Marshall's requests would be complied with. Ms. Cavalchire made a motion to approve the application, seconded by James Miller.

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

11. CORRESPONDENCE: None.

12. DISCUSSIONS AND RECOMMENDATIONS:

(a) Sign Ordinance

The Board discussed the Sign Ordinance recommendations to be made to the Township Committee. Chairman Jeff Kuhl indicated his feelings about the type of signs that could be allowed and displayed in the Township, as well as Ed Gettings who had emailed his thoughts to the Chairman.

After discussing the Sign Ordinance, it was agreed that the points of their discussion would be placed on an Excel spreadsheet, as well as comments from all of the Board members, and a meeting would be held on January 24, 2018 to discuss said Excel spreadsheet.

13. COMMENTS AND REPORTS:

(a) Chairman's Report:

The Chairman thanked the Board members for reappointing him as Chairman.

- (b) The Board's Comments: None.
- (c) Engineer's Comments: None.
- (d) Planner's Comments: None.
- (e) Attorney Comments:

Attorney Belardo thanked the Board for reappointing him as the Board attorney.

14. SCHEDULE OF MEETINGS:

January 24, 2018
February 14, 2018

15. ADJOURNMENT:

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,



JACQUELINE KLAPP