

RARITAN TOWNSHIP PLANNING BOARD

MINUTES

February 13, 2019

7:00 p.m.

1. CALL TO ORDER:

Chairman Ed Gettings called the February 13, 2019 meeting to order at 7:00 p.m.

2. NOTICE REQUIREMENTS:

The Chairman read the notice requirements of the Open Public Meetings Act into the record.

3. ROLL CALL:

Members Present:

Chairman Ed Gettings
Vice Chairperson Donna Drewes
Judi DiGiandomenico
Michelle Cavalchire
Deputy Mayor Karen Gilbert
James Miller
Scott MacDade
Lisa Fania

Member Absent:

Mayor Jeffrey Kuhl

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
Attorneys for the Planning Board
BY: LISETTE L. GUZMAN, ESQ.

6. MINUTES:

(a) December 12, 2018:

Vice Chairperson Donna Drewes corrected the Minutes on page 3, item 12b, where it says Chairman Kuhl, that it should be corrected to read Mayor Kuhl.

With that correction, Michelle Cavalchire moved to approve the Minutes, seconded by Judi DiGiandomenico.

(On roll call, all members voted in the affirmative with the exception of Karen Gilbert and Ed Gettings, who abstained.)

7. RESOLUTIONS: None.

8. CITIZEN PRIVILEGE: None.

9. PUBLIC HEARINGS

(a) Johanna Foods, Inc.

This matter was adjourned until the February 28, 2019 meeting.

10. CORRESPONDENCE: None.

11. DISCUSSIONS AND RECOMMENDATIONS:

**(a) Ordinance #19-01
Generators in R-9 Zone - Master Plan Consistency**

After discussing Ordinance 19-01, a motion was made by Michelle Cavalchire that the Planning Board recommend to the governing body that the Ordinance is not inconsistent with the Master Plan, but to further clarify the Ordinance, it should include language regarding the location thereof, seconded by James Miller.

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

**(b) Ordinance #19-04
Feathered Signs - Master Plan Consistency**

The description of these signs are a sandwich board or doubled-sided sign. They need to be two-sided signs that are back to back with the same message, as well as temporary ground signs covering the same message. The Board believes it is not inconsistent with the Master Plan. A motion was made by Michelle Cavalchire to recommend that the Ordinance is not inconsistent with the Master Plan, seconded by James Miller.

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

(c) Master Plan Re-Examination Discussion

Jessica Caldwell indicated that according to the Municipal Land Use Law the Board must reconsider its Master Plan every ten years. The last update was in 2008. The examination of the Master Plan is not necessarily an update to the plan itself, but a review as to whether or not the Plan is still relevant and/or needs to be updated.

This includes any updates or changes of any policies and objectives that form the basis of the Master Plan; dealing with the outside agencies; the State development regulations, and the changing of the demographics.

Based on that, a determination has to be made whether the Planning Board has to recommend the Master Plan and/or make recommendations as to objectives, goals, policies and standards.

Planner Caldwell stated that after reviewing everything, the Board needs to notify the County and the Municipalities that they do not necessarily have to hold a public hearing, but will provide notice as if it were a Master Plan adoption. If the public wants to come and review it, they would have that opportunity.

A public hearing was scheduled for the 27th of February, and following that, an amendment would be made to the Master Plan together with the recommendations set forth.

Attorney Guzman indicated that there would be no formal action taken this evening, but it will be noticed for a public hearing on the 27th. The report will be available at the Planning Office to be reviewed.

12. COMMENTS AND REPORTS:

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

13. SCHEDULE OF MEETINGS:

The next meeting scheduled is for February 27, 2019.

Respectfully submitted,

Jacqueline Klapp
JACQUELINE KLAPP