

**RARITAN TOWNSHIP PLANNING BOARD**

**MINUTES**

**February 27, 2019**

**7:00 p.m.**

**1. CALL TO ORDER:**

Chairman Ed 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 Chairman Edward Gettings.

**3. ROLL CALL:**

**Members Present:**

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

**Member Absent:**

Judi DiGiandomenico

**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: JOHN P. BELARDO, ESQ.

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

**6. MINUTES:** None.

**7. RESOLUTIONS:**

**(a) Flemington Industrial Park IV, LLC  
45 River Road  
Resolution No. 6-2019**

Attorney Belardo indicated that this Resolution was approved in January of 2018 and sent out for comments from the applicant's professionals. They did not get back to the office with comments, and therefore it was never adopted. It now needs to be adopted.

Scott MacDade made a motion to approve the Resolution, seconded by James Miller.

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

**8. CITIZEN PRIVILEGE:** None.

**9. PUBLIC HEARINGS**

- (a) M&P Retirement Plan  
Minor Subdivision  
Block 13, Lot 12  
118 Featherbed Lane**

The Chairman indicated that this matter is being adjourned to the March 27th meeting at the applicant's request, and no further notice is required.

- (b) Johanna Foods, Inc.  
Preliminary and Final Site Plan with Bulk Variance  
Block 63.14, Lot 32  
20 Johanna Farms Road**

The Chairman indicated that this matter was being continued to March 13, 2019, at the applicant's request.

- (c) Macedo Industrial Park, IV, LLP  
Time Extension  
Block 16, Lot 67  
115 River Road**

Attorney Catherine Nolan of the Day Pitney Law Firm in Parsippany, New Jersey appeared on behalf of the applicant and explained the reasoning behind the need for an extension. After marking her letter and prior resolutions, Karen Gilbert moved that the application be granted, seconded by James Miller.

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

**10. THE RARITAN TOWNSHIP MASTER PLAN REEXAMINATION**

Jessica Caldwell presented the Master Plan Reexamination Report to the Board for discussion.

After reviewing the entire report and the changes recommended to the Township's Land Use Ordinance, as well as the changes in Zoning, she indicated that the recommendations of the Planning Board concerning the incorporation of the redevelopment plan adopted pursuant to the "Local Redevelopment and Housing Law", and the Land Use Plan Element of the Municipal Master Plan with recommended changes, if any, in the local development regulations which are necessary to effectuate the redevelopment plans of the municipality should be presented to the Township Committee.

A complete transcript of her discussion is attached to the minutes for further examination.

After discussing the report, Michelle Cavalchire made a motion to approve the Reexamination Report, seconded by Karen Gilbert.

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

**11. CORRESPONDENCE:** None.

**12. DISCUSSIONS AND RECOMMENDATIONS:**

**(a) Historian Committee Appointment**

A discussion took place as to who could be appointed to the Historian Committee, and after discussion, it was determined that the matter should be brought before the Board of Adjustment to see if anyone on that Board was interested. If not, Karen Gilbert would take on the position.

**13. 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.

**14. SCHEDULE OF MEETINGS:**

The next meeting scheduled is for March 13, 2019 at 7:00 p.m.

Respectfully submitted,

*Jacqueline Klapp*  
JACQUELINE KLAPP