

RARITAN PLANNING & ZONING BOARD
22 First Street
Raritan, New Jersey

Minutes of September 28, 2011

Present:	Councilman A. Soriano, Jr. Mr. T. Granahan Ms. D. Thomas Mr. C. Potter Mr. J. Gausz	Absent:	Mayor J. Liptak Mr. R. Miller Mr. D. Dinella Mr. B. Appezzato Ms. E. Patente
Also Present:	S. Rubright, Esq. S. Schrek – VCEA L. Gara – Zoning Officer		

Chairman T. Granahan called the meeting to order at 7:30PM.

T. Granahan announced that Jeff Bray resigned effective immediately. S. Rubright issued the swearing - in oath to Craig Potter who will be a Class II Planning Board member.

On a motion by J. Gausz, seconded by A. Soriano, the minutes of July 27, 2011 were approved with one abstention by C. Potter.

The November meeting date was changed from the 11th to the 30th. This new date will be a combined November/December meeting. D. Thomas will publish the new date and advise all board members.

Engineer's Report – Willow Walk site clearing has begun with preliminary grading. S. Schrek had to reiterate that trucks cannot use Tilman Street as an entrance/exit.

Zoning Report – Grass is getting high under the solar panels on the Ortho site. L. Gara is getting a lot of questions about the solar ordinance. S. Rubright said she will talk to Yolanda in the Borough Attorney's office about the proposed ordinance and the Board's recommended changes.

Old Business – None

New Business

Application for HGA Real Estate for property on 1126 US Route 202South, also known as Block 2, Lot 21.

The attorney for the applicant was Lori MacWilliams from Gebhardt and Kiefer. The application is for the installation of a handicap ramp. The client will lease the building to a doctor to use as a satellite office. L. MacWilliams said they will respond to the issues raised in S. Schrek's letter. S. Schrek said the application has been around for a while. Originally, this was thought to be a waiver. However, the site plan was so old that it didn't match the existing conditions. S. Rubright said we don't need to go back. We will start from where we are now.

The first witness to be sworn in by S. Rubright was Dr. Kenneth DiGregorio of 1100 Westcott Drive, Flemington. Dr. DiGregorio explained that his practice has been using Dr. Scalia's offices to see patients.

Since many patients live in the area, the doctors decided to lease a small office locally so patients wouldn't have to travel to the Flemington office. The property at 1126 Route 202 became available to us. There would only be one doctor, a secretary, nurse and maybe a billing clerk on site. No procedures will be performed on the site. This site is for consultations and follow-ups only. There will be no medical waste. No blood work will be performed. The space is so small that it couldn't be sublet to another doctor. Only one physician can be there at a time because of the size. The building is a two-story, 960 sq. ft space. A. Soriano asked about the patient flow in the office as it would relate to parking. Dr. DiGregorio said because it is a satellite office 10 or 15 minutes should be the maximum wait. There shouldn't be a back-up of patients. C. Potter asked about handicap parking. S. Schrek said there should be striping to indicate this on the revised site plan.

The next witness to be sworn in by S. Rubright was Jim Milito, architect, from Falcon Engineering, Route 202-206, Bridgewater. J. Milito said the best place to put the ramp is in the rear. It will be built out of wood and will not be seen from the front of the building. J. Milito did not have architectural drawings to show the Board. There is a second story in the building. Dr. DiGregorio said that the upstairs will be used as a doctor's office and break room. J. Milito said patients will enter from the side door and the front door may be closed completely. S. Schrek was concerned about how the driveway chokes down in size. It should be evened. There is adequate space to widen it. There should be a minimum of 18. S. Schrek said there is an encroaching paved area on adjacent property. L. Williams explained that a paved driveway was installed over the existing stone. The area in question is the old gravel driveway. The paved driveway ends at the property line. S. Rubright said the gravel should be moved so there is no overlap.

S. Schrek asked about lighting. This will be a condition for the final. A lighting plan is to be submitted. Signage must comport with the zoning requirements. L. Gara said the officials' letters were "no Comment" except for the fire official who found some violations that were remedied. S. Rubright would like to see the setbacks list on the site plan.

On a motion by J. Gausz, seconded by A. Soriano, the application for preliminary approval was unanimously granted.

No public comments.

On a motion by A. Soriano, seconded by J. Gausz, the meeting was adjourned at 8:35PM. All approved.

Respectfully submitted,

Debra Thomas, Secretary.