

RARITAN TOWNSHIP PLANNING BOARD  
MINUTES

MARCH 8, 2017  
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:00 p.m.

Attorney Belardo read the Open Public Meetings Act requirements into the record.

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl  
Ed Gettings  
Michael Mangin  
James Miller  
Judy DiGiandomenico  
Mayor Karen Gilbert  
Scott MacDade, Alternate  
Michelle Cavalchire, Alternate

Also Present:

Antoine Hajjar, Engineer  
Jessica Caldwell, Planner  
John Morgan Thomas, Landscape Architect  
Judd Rocciola, Traffic Engineer

A P P E A R A N C E S:

MESSRS. McELVOY, DEUTSCH, MULVANEY & CARPENTER  
1300 Mt. Kemble Avenue  
Morristown, New Jersey 07962-2075  
Attorneys for the Board  
BY: JOHN P. BELARDO, ESQ.  
Attorneys for the Board

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG  
151 Main Street  
Flemington, New Jersey 08822  
Attorneys for 202 Realty Holdings, LLC  
BY: STEVEN P. GRUENBERG, ESQ.

ERICA EDWARDS, ESQ.  
47 East Main Street  
Flemington, New Jersey 08822  
Attorney for Wawa Food Market and  
Fueling Station

2. MINUTES: February 22, 2017

Mayor Gilbert indicated that she would like to correct the minutes under the Flemington Buick Chevrolet GMC Cadillac application to reflect that the Board agreed to appoint a subcommittee to review the parking problem.

In light of that, the summons will be rescinded or put on hold.

With that correction, Mayor Gilbert moved that the minutes be accepted as amended, seconded by Mr. Mangin.

(All members voted in the affirmative.)

3. PUBLIC HEARINGS:

- A. 202 REALTY HOLDINGS, LLC  
APPLICATION FOR AMENDED PRELIMINARY AND  
FINAL SITE PLAN APPROVAL REGARDING SIGNAGE  
FOR BLOCK 71, LOT 8.01

Chairman Kuhl recused himself from the hearing and Vice Chairman Gettings took his place.

Steven Gruenberg, Esq. of the law firm Scholl, Whittlesey & Gruenberg appeared on behalf of the applicant. He indicated that this is a de minimis change with respect to the signage. He requested the Board amend their approval for both signs to be a total of 50 square feet so that if there is a franchise change, they don't have to return before the Board.

After hearing the application by Mr. Gruenberg, a motion was made by Mayor Gilbert to approve the application, seconded by Mr. Mangin.

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

Jeffrey Kuhl returned to the hearing room, and resumed his position as Chairman of the Board.

**B. PARAMOUNT ASSETS, THE PROPOSED WAWA  
FOOD MARKET AND FUELING STATION  
PRELIMINARY AND FINAL SITE PLAN  
APPROVAL AND CONDITIONAL USE APPROVAL  
BLOCK 66, LOT 1**

Erica Edwards, Esq. appeared on behalf of the applicant and indicated they are seeking preliminary and final site plan approval and a variance to construct a Wawa food market and fueling station. She indicated they had met with the TRC Committee twice and been in touch with the township professionals. She stated they met with the residential neighbors both in June of 2016 and January of 2017.

Attorney Edwards had Matt Sharo sworn as her site engineer, and after giving his credentials, he was accepted by the Board. Mr. Sharo stated this was a former bank building with associated parking. He stated access to the site is from Route 202 South with a right in and a right out, and a driveway along Raritan Avenue. There is an exit onto Seals Drive and along Spring Garden Road. He produced exhibits which were marked.

Mr. Sharo provided testimony as to signage, landscaping, ingress and egress, lighting, parking and screening.

Justin Taylor testified as the traffic engineer for the applicant and presented testimony as to the driveways in and out of the property. He then went through Judd Rocciola's report.

Aram Piligian, Jr., an architect, testified as to the size of the canopy and lighting of both the store and the fueling station.

Neighbors appeared and questioned the witnesses.

Due to the lateness of the hour, the matter was adjourned to the April 12th meeting for further testimony.

4. CITIZENS PRIVILEGE: None
5. CORRESPONDENCE: None
6. DISCUSSIONS AND RECOMMENDATIONS: None
7. COMMENTS AND REPORTS:

A. Chairman's Report

The Chairman thanked the members of the Board for their input in the hearings.

- B. Board's Comments: None
- C. Engineer's Comments: None
- D. Planner's Comments: None
- E. Attorney's Comments: None

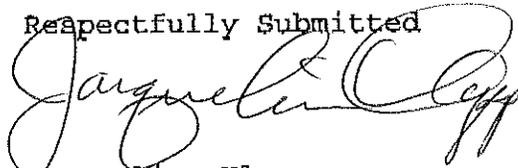
8. SCHEDULE OF MEETINGS:

- A. March 23, 2017
- B. April 12, 2017

9. ADJOURNMENT:

The meeting was adjourned at 10:17 p.m.

Respectfully Submitted



Jacqueline Klapp  
Certified Court Reporter