

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

MARCH 22, 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
Donna Drewes
James Miller
Ed Gettings
Michael Mangin
Judy DiGiandomenico
Karen Gilbert, Mayor
Scott MacDade - Alternate
Michelle Cavalchire - Alternate

Also Present:

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

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 Sanatana Dharma Foundation
BY: STEVEN P. GRUENBERG, ESQ.

2. CITIZENS PRIVILEGE: None

3. PUBLIC HEARINGS:

A. SANATANA DHARMA FOUNDATION, INC.
SRI MAHA PERIYAVA MANIMANDAPAM,
NEW JERSEY USA
APPLICATION FOR PRELIMINARY AND FINAL
SITE PLAN - PROPOSED USE HOUSE OF WORSHIP
BLOCK 40.04, LOT 37

Steven Gruenberg, Esq. of the law firm Scholl, Whittlesey & Gruenberg, Flemington, New Jersey, appeared on behalf of the applicant and indicated that this is a fully conforming site plan for preliminary and final site plan approval with no variances.

He indicated his witnesses would be Eric Rupnarian, his engineer, Suri Subramanian, who is the president of the organization, and Kishor Joshi, architect/planner.

Mr. Rupnarian testified as a licensed professional engineer in the States of New Jersey and Pennsylvania, that he had a meeting with the Board's professionals and reviewed the concept plan. He testified that after receiving comments from the professionals they addressed some of the comments and then had a second meeting to prepare the application being designed and presented to the Board this evening.

He described the property as being approximately 763 feet from the intersection of Route 202 and Barley Sheaf Road. He stated the applicant wants to develop the property for a house of worship, a Hindu Temple.

In addition to that, they are looking to construct a parsonage or priest's quarters on the property.

In conjunction with the two buildings they propose to construct a parking lot for 84 vehicles which would meet the requirements of the Ordinance and which would be paved.

The applicant is proposing a detention basin as well as a bioretention basin to provide storm water management and ground water recharge.

The reports of the professionals were reviewed by the witnesses. Members of the audience had an opportunity to question them.

Frank Venezia from the office of Emergency Management testified in the matter and made a request for a shoulder along the edge of the property for parking. This would give Emergency Management room for a few pieces of apparatus on the site for a staging area.

Suri Subramanian, the president of the organization, testified that this is a non-profit religious corporation in the State of New Jersey, and it has approximately 40 to 50 families that are members. He believes that the upper limit of members would be approximately 74 and it could go up to 150. The religion is based upon the principle of non-violence and peace.

No outdoor events will be held, and the indoor rooms were described as to their usage. The hours of operation would be 8:00 a.m. to 12:00 p.m. on weekdays and 4:00 p.m. to 8:00 p.m. in the evening. On weekends it would be open from 4:00 a.m. to 8:00 p.m.

Kishor Joshi testified as the architect/planner and testified as the usage of all of the rooms in the temple.

Walter Lublanecki testified about the size of the property, giving details about the ingress and egress from the same. He reviewed Judd Rocciola's report with the Board.

Mr. Belardo indicated that whether it was a mosque, a synagogue, a church, a Hindu temple, they are all religious organizations permitted by State regulations.

Members of the audience questioned all of the witnesses.

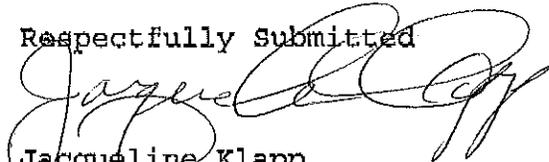
The Board decided, due to the lateness of the hour, they would adjourn the matter until their April 12th meeting.

The Board stated there would be no further notice.

4. CORRESPONDENCE: None
5. DISCUSSIONS AND RECOMMENDATIONS: None
6. 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's Comments: None
7. SCHEDULE OF MEETINGS:
 - A. April 12, 2017
 - B. April 26, 2017
8. ADJOURNMENT:

The meeting was adjourned at 10:35 p.m.

Respectfully Submitted



Jacqueline Klapp
Certified Court Reporter