

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

APRIL 12, 2017
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:00 p.m. and read the notice requirements of the Open Public Meetings Act into the record.

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl
Donna Drewes
Ed Gettings
Mayor Karen Gilbert
Michael Mangin
Judy Digliandomenico
James Miller - Alternate
Scott MacDade - Alternate
Michelle Cavalchire

Also present:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township 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 N. VISCONI, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Flemington-Raritan First
Aid and Rescue Squad
BY: GEORGE M. DILTS, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Johanna Foods
BY: ANTHONY E. KOESTER, ESQ.

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG
1 East Main Street
Flemington, New Jersey 08822
Attorneys for Santana Dharma Foundation, Inc.
BY: STEVEN P. GRUENBERG, ESQ.

2. MINUTES:

A. March 8, 2017

Mr. Mangin moved the minutes for approval, with corrections, seconded by Mr. Gettings.

(On roll call, all members voted in the affirmative, with the exception of Ms. Drewes, who abstained.)

B. March 22, 2017

The minutes of March 22, 2017 were moved for approval by Mr. Gettings, seconded by Ms. Cavalchire.

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

3. CITIZENS PRIVILEGE: None.

4. PUBLIC HEARINGS:

A. FLEMINGTON-RARITAN FIRST AID AND
RESCUE AND RESCUE SQUAD
BLOCK 36.02, LOT 19
APPLICATION FOR PRELIMINARY AND FINAL
SITE PLAN FOR A NEW STRUCTURE

Attorney George Dilts, of the law firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant. He indicated that the First Aid Squad had outgrown their building and needed a larger facility. The new building would replace their existing building.

The location of the new building is in the I-2 zone, and the essential services are a conditional use in that zone. It is a 10.32 acre lot. The building will have sleeping quarters, meeting rooms and training rooms. It will have updated services for the community.

Mr. Dilts had four witnesses sworn: Attila Huenschler, President of the Rescue Squad; Scott Turek, landscape engineer; Candice Davis, and Scott Eichlin. They testified as to the size of the building, the various rooms, and the need in the community.

Attorney Dilts stated that they are not asking for variances or sign approvals. They asked for no waivers and agreed to comply with all of the requests of the professionals.

After hearing the testimony and reviewing the exhibits, Mayor Gilbert made a motion that the application be granted, seconded by Mr. Miller.

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

B: SANTANA DHARMA FOUNDATION, INC.
SRI MAHA PERIYAVA MANIMANDAPAM,
NJ USA
APPLICATION FOR PRELIMINARY AND FINAL
SITE PLAN, PROPOSED USE, HOUSE OF
WORSHIP
BLOCK 40.04, LOT 37

Attorney Steven Gruenberg, of the law firm Scholl, Whittlesey & Gruenberg, Flemington, New Jersey, appeared on behalf of the applicant for preliminary and final site plan approval to allow a House of Worship in the form of a Hindu Temple with a priest's house, which is a permitted use in the zone. He indicated that at the last hearing they completed the testimony and it was time to open the matter up for public comment or questions and/or testimony.

The Chairman entertained comments and questions from the public who had questions about the traffic on Barley Sheaf Road, the number of parking spaces that would be created on the property; the activities that the applicant would be engaged in; and they wanted to know what the total number of people would be.

Attorney Gruenberg stated that the testimony at the previous hearing answered all of those questions. Walter Lublanecki and Eric Rupnarain, their engineers, submitted additional testimony regarding the Temple, the size, and the usable space for the activities associated with the House of Worship.

After hearing all of the comments, Mr. Gruenberg indicated that they took the suggestions of the Board and the Board professionals to heart, and agree to

amend their plans to address the Office of Emergency Management's concerns, landscaping concerns, and site circulation concerns. In his summation he indicated this is a permitted use in the zone, and other permitted uses would be much more intense.

At the conclusion of the Board's discussion, Ms. Drewes made a motion to approve the application for preliminary and final site plan approval, seconded by Ms. Digiandomenico.

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

C. JOHANNA FOODS
BLOCK 63.14, LOT 32
APPLICATION FOR MINOR SITE PLAN-FIRE
SUPPRESSION TANK

Attorney Anthony Koester, of the law firm Dilts & Koester, Flemington, New Jersey, appeared representing the applicant, Johanna Foods. He indicated that they were asking for a fire suppression tank, and would make it available to protect the property and surrounding homes.

Mr. Koester introduced Ian Hill, an engineer from Van Cleef Engineering, as well as Anthony Saracini, the Vice President of Regulatory Compliance at Johanna Foods as witnesses.

After hearing the testimony and questioning the witnesses, Mayor Gilbert made a motion that the application be approved, seconded by Mr. Mangin.

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

5. CORRESPONDENCE: None

6. UPDATING THE MINUTES: None

The Chairman indicated that Michelle Cavalchire is a regular member and Scott McDade and James Miller are the alternates for the Board.

7. DISCUSSIONS AND RECOMMENDATIONS:

The Chairman indicated the Raritan Township Historian meeting is scheduled and they will discuss the history of Raritan Township. Anyone interested can attend.

8. COMMENTS AND REPORTS:

- A: CHAIRMAN'S REPORT: None
- B: BOARD COMMENTS: None
- C: ENGINEER'S COMMENTS:

Antoine Hajjar indicated that a discussion needs to take place regarding the parking issues of the dealerships.

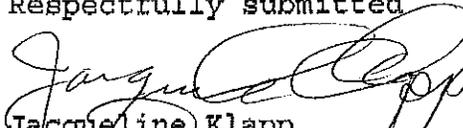
- D: PLANNER'S COMMENTS: None
- E: ATTORNEY'S COMMENTS: None

8. SCHEDULE OF MEETINGS:

- A. April 26, 2017
- B. May 10, 2017

(A motion was made to adjourn the meeting at 9:30 p.m.)

Respectfully submitted


Jacqueline Klapp,
Certified Court Reporter

