

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY**

MINUTES

APRIL 18, 2019

1. CALL TO ORDER:

The meeting was called to order at 7:30 p.m. by Chairman John Gudelis.

2. NOTICE REQUIREMENTS:

Chairman John Gudelis read the notice requirements of the Open Public Meetings Act into the record.

3. ROLL CALL:

Members Present:

Chairman John Gudelis
Vice Chairman Kevin Kuhl
Cynthia Schaefer
Alicia Dominguez
Steve Farsiou
Roger Ahrens

Members Excused:

Randy Block
James Ferraro
Jeff Anclien

Alicia Dominguez made a motion to accept the absences of Randy Block, Jim Ferraro and Jeff Anclien, seconded by Cynthia Schaefer.

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

4. OTHER PERSONNEL:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township Landscape Architect

5. APPEARANCES:

MESSRS. STICKEL, KOENIG, SULLIVAN & DRILL, LLC
571 Pompton Avenue
Cedar Grove, New Jersey 07009
Attorneys for the Zoning Board of Adjustment
BY: JONATHAN E. DRILL, ESQ.

PRIME LAW
14000 Horizon Way
Suite 325
Mount Laurel, New Jersey 08054
Attorneys for the Applicant
BY: DUNCAN M. PRIME, ESQ.

MESSRS. Scholl, Whittlesey & Gruenberg, LLC
1 East Main Street
Flemington, New Jersey 08822
Attorneys for Objectors
BY: STEVEN P. GRUENBERG, ESQ.

EDWARD GROH, ESQ.
7 Windsor Way
Flemington, New Jersey 08822

6. CLOSED SESSION

Attorney Jonathan Drill read Resolution 7-2019 into the record for the Board to go into closed session to discuss the appointment of a new Board Traffic Expert.

A motion was made to go into closed session by Steve Farsiou, seconded by Roger Ahrens.

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

- a. After the closed session, the meeting was called back to order and Roger Ahrens made a motion that Jay Troutman be appointed as the Traffic Engineer, seconded by Alicia Dominguez.

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

7. BOARD MEMBERS AND COUNSEL:

- a. **Comments:** None
- b. **Announcements:** None
- c. **Distribution and Correspondence:** None
- d. **Minutes:** None

8. APPLICATIONS:

- A. **Board of Adjustment Case No. 06-2019**
APPLICANT: Brinkerhoff Enterprises, Inc.
LOCATION: Block 15, Lot 21.11
4 Thames Lane
APPLICATION: C Variances

This matter was adjourned.

- B. **Board of Adjustment Case No. 07-2018**
APPLICANT: Raritan Partners, LLC (Wawa)
LOCATION: Block 15, Lots 20 and 20.01
Route 31 and New Castle Way
APPLICATION: Site Plan - C and D Variances

After Chairman Gudelis recused himself from the Raritan Partners, LLC (Wawa) hearing.

Vice Chairman Kuhl presided over the meeting and indicated that the next matter to be heard would be the Wawa Application.

Attorney Duncan Prime of the Prime Law Offices appeared on behalf of the applicant. He indicated that he was presenting Jeffrey Martell as the witness with the fourth set of revised plans addressing the final outstanding comments from the Board's professionals' reports.

Mr. Prime indicated that he was submitting a letter to the Board dated April 5, 2019 confirming the applicant's agreement to the report comments. Stonefield will revise the plans to address those comments. He stated that their planner would appear at the next meeting and would address any planning issues that Jessica Caldwell had.

Mr. Martell testified that they will provide the required free board and eliminate the emergency spillway discharge issue. He also stated that they had elected to provide a contribution to the Township Mitigation Fund and enter into an agreement specifying that the contribution will be in place prior to final sign off.

He stated that the applicant agrees that construction details for the guide rail shall be provided within the plans prior to the final sign off, and that they will provide traffic control measures at the northeast corner of the building to the satisfaction of the Township Engineer. They will also modify the design and eliminate the rain gardens requested by the Environmental Commission at the discretion of the Township Engineer and Landscape Architect.

Engineer Martell indicated they would provide a stormwater maintenance and operation manual in compliance with the guidelines posted on the NJDEP Website.

Attorney Prime went through each of the required variances with the witness, and after completing his questioning Attorney Gruenberg and Attorney Groh cross-examined the witness, as well as members of the audience.

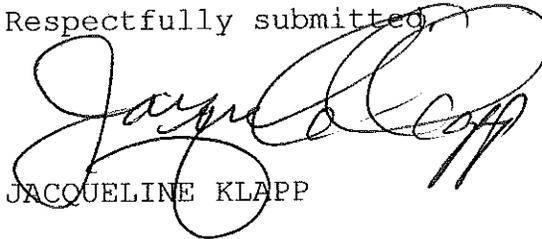
Attorney Drill, after conferring with the Board and polling them as to their wishes, indicated that the applicant was on notice that before the Board would be willing to deliberate and vote on the application, they would want all of the revisions listed in the April 5th letter made.

9. NEXT BOARD MEETINGS:

The next Board meeting is scheduled for May 2, 2019 and then May 16, 2019.

The meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacqueline Klapp", written in a cursive style. The signature is positioned above the printed name.

JACQUELINE KLAPP