ZONING BOARD OF ADJUSTMENT

RARITAN TOWNSHIP, NEW JERSEY

SEPTEMBER 6, 2018

MINUTES

1. CALL TO ORDER:

Chairman John Gudelis called the meeting to order at 7:30 p.m.

2. NOTICE OF MEETING:

Chairman 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
Randy Block
Roger Ahrens
Jim Ferraro

Member Absent:

Steve Farsiou

4. OTHER PERSONNEL:

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

5. APPEARANCES:

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.

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

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG, LLC
1 East Main Street
Flemington, New Jersey 08822
Attorneys for an Objector
BY: STEVEN GRUENBERG, ESQ.

EDWARD GROH, ESQ.
7 Windsor Way
Flemington, New Jersey 08822
Attorney representing himself and his wife

6. BOARD MEMBERS AND COUNSEL:

a. Comments: None

b. Announcements: None

c. Distribution and Correspondence: None

d. Minutes:

The Minutes of July 19, 2018 were moved to be approved by Jim Ferraro, seconded by Randy Block.

(On roll call, all eligible members voted in the affirmative with the exception of John Gudelis and Jim Ferraro who abstained.)

The Minutes of August 16, 2018 were moved to be approved by Alicia Dominguez, seconded by Cynthia Schaefer.

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

7. RESOLUTIONS:

(1) RESOLUTION #2018-12
JOHN DAWSON

This Resolution was continued until the September 20, 2018 meeting.

8. APPLICATIONS:

A. Board of Adjustment Case No. 07-2018
APPLICANT: Raritan Partners, LLC (Wawa)
LOCATION: Block 15, Lots 20 and 20.01
APPLICATION: Preliminary and Final Site Plan Approval
C and D Variances

Attorney Timothy Prime of the Prime Law Offices located in Mount Laurel, New Jersey, appeared on behalf of the applicant. Mr. Prime presented Paul Grygiel, Michael Redel, Elizabeth Dolan and Jeffrey Martell. They were sworn as witnesses, as well as Antoine Hajjar, Amy Fleming, John Morgan Thomas, Jessica Caldwell and Judd Rocciola. Exhibits were marked in the record consisting of A-1 and A-2.

Steven Gruenberg, Esq., an attorney in Flemington, New Jersey, appeared representing 31 Food & Fuel, LLC, a neighbor at 63 Route 31, Raritan Township, as well as Edward T. Groh, Esq., a neighbor.

Mr. Prime presented arguments as to the application for preliminary and final site plan approval and variances for a Wawa Food Market and Fueling Station, as well as testimony regarding signage, lighting, traffic, landscaping and the ability to have a dual-use on a single property.

Jeffrey Martell, an engineering expert, testified in regard to the requests being made for the property, such as the safety measures being employed by Wawa regarding bollards being placed in front of cars parking in the front and the rear of the Wawa; the size of the trucks delivering groceries and fuel to the site; the turning radii for fire trucks entering and leaving the site; and the planning justification for the requested relief.

The application is to demolish the existing improvements on the site, and construct a new Wawa Convenience Store with a canopy holding six fueling stations. He indicated the Wawa will be located in the Raritan Township B-2 District, and the conditional uses required, to be approved by the Board if they meet the specifications and standards in the Ordinance.

After hearing the direct testimony of Mr. Martell, Attorney Gruenberg began his cross-examination of said witness, which he did not finish because of the lateness of the hour. The meeting was adjourned until October 4, 2018 to continue with the testimony of the traffic engineer and the Wawa representative. Continuation of Mr. Martell's testimony was adjourned until October 18, 2018.

9. NEXT MEETINGS:

The next Board meeting was scheduled for September 20, 2018, and then to be followed by a meeting on October 4, 2018.

10. ADJOURNMENT:

The Board adjourned its meeting at 10:40 p.m.

Respectfully submitted,

JACQUELINE KLAPP