

ZONING BOARD OF ADJUSTMENT  
RARITAN TOWNSHIP, NEW JERSEY

MINUTES

7:30

October 4, 2018

1. CALL TO ORDER:

A. Vice Chairman Kevin Kuhl called the meeting to order at 7:30 p.m.

B. Notice requirements of the Open Public Meetings Act were read into the record by the Vice Chairman.

2. ROLL CALL:

Members Present:

Kevin Kuhl, Vice Chairman  
Cynthia Schaefer  
Alicia Dominguez  
Randy Block  
Roger Ahrens  
Jim Ferraro, Alternate

Absent:

Steve Farsiou

Recused:

John Gudelis

3. OTHER PERSONNEL:

Antoine Hajjar, Township Engineer  
David Manhardt, Acting Township Planner  
John Morgan Thomas, Township Landscape Architect  
Judd Rocciola, Township Traffic Engineer

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

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

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

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

MESSRS. BENBROOK & BENBROOK  
1734 State Route 31 North, Suite 1  
Clinton, New Jersey 08809  
Attorneys for Objectors  
BY: KEVIN P. BENBROOK, ESQ.

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

**4. BOARD MEMBERS AND COUNSEL COMMENTS,  
DISTRIBUTION AND CORRESPONDENTS:**

- a. Comments: None
- b. Announcements: None
- c. Distribution and Correspondence: None
- d. Minutes: September 6, 2018

Roger Ahrens made a motion to approve the minutes of September 6, 2018, seconded by Randy Block.

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

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5. RESOLUTIONS:

A. JOHN DAWSON

The John Dawson matter was adjourned due to lack of escrow funds.

B. CASE NO. 07-2018  
RARITAN PARTNERS, LLC (WAWA)  
BLOCK 15, LOTS 20 AND 20.01  
APPLICATION FOR PRELIMINARY AND  
FINAL SITE PLAN C AND D VARIANCES

Timothy Prime of the Prime law firm appeared representing the applicant, Raritan Partners, LLC (Wawa). Attorney Drill indicated that after reviewing the brief submitted by Mr. Gruenberg, he agrees that a D1 variance is necessary as well as a D3. Several cases were cited, and Mr. Drill advised the Board that they could proceed with the application and that additional briefs would be submitted.

Gary Dean, a traffic engineer, appeared and testified on behalf of the applicant. He indicated that the International Transportation Engineers has published a new version of their data. The publication is called "Trip Generation" and allows engineers and planners the ability to look at actual data for a given land use. In this case it is a gas station/service station with a convenience mart.

Engineer Rocciola questioned the calculations and queuing of the Wawa driveway, and stated that the DOT suggested the use of Synchro analysis. They do not feel the calculation for a left turn off northbound 31 is accurate, and therefore the Synchro analysis would show it on a monitor for assessment.

All of the questioning of Traffic Engineer Dean indicated that the Trip Generation Manual showed less of a negative impact on traffic. Mr. Rocciola requested a Synchro analysis be prepared showing the accuracy of this.

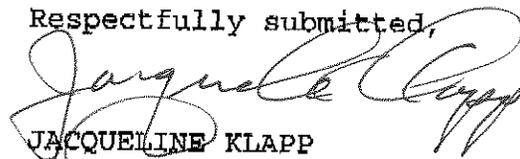
After hearing Traffic Engineer Dean's testimony, it was suggested that Mr. Dean submit the requested documents by October 21, 2018, in advance of the November 1, 2018 hearing.

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6. ADJOURNMENT:

The meeting was adjourned to October 18, 2018, to hear the continuation of Engineer Martell's testimony.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", is written over the typed name.

JACQUELINE KLAPP