

ZONING BOARD OF ADJUSTMENT  
RARITAN TOWNSHIP, NEW JERSEY

MINUTES

October 18, 2018

1. A: CALL TO ORDER:

Vice Chairman Kevin Kuhl called the meeting to order at 7:30 p.m. The notice requirements of the Open Public Meetings Act were read into the record.

B. 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, Chairman

3. OTHER PERSONNEL:

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

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.

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: None

5. RESOLUTIONS:

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

Vice Chairman Kevin Kuhl called the matter of Raritan Partners, LLC (Wawa). Attorney Prime called Jeffrey Martell as his first witness. This was a continuation of his testimony from the September 20th hearing. He presented Exhibit A-3, a colorized rendering of the site plan, as well as the NJDOT composite plan. It was marked Exhibit A-4.

Mr. Martell indicated that the architect for their team had met with John Morgan Thomas and the soil testing was done in late September. Also that they received a report from the geotechnical engineer, which was submitted.

Engineer Martell discussed the storm water design, the fire truck template, the location for the fire hydrant, and some enhancements on treating the area around the corridor of the wetlands in the stream area.

A significant increase of vegetation was added, as well as completing a tree survey. They also pushed the site back to provide more landscaping along Route 31.

Mr. Martell stated that Wawa does not intend to attract tractor trailers, and will sign the property accordingly.

Mr. Martell went through all reports that were submitted by the Board's professionals, and Attorney Prime agreed to submit additional documents to the Environmental Commission.

After completion of the direct examination of Engineer Martell, Attorney Gruenberg and Attorney Groh cross-examined the witness.

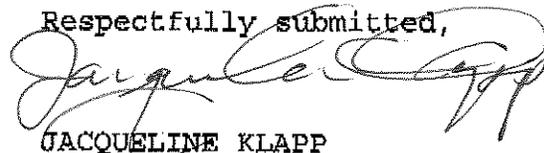
Before asking questions, the public agreed to wait until all questioning was completed to see if they had any questions.

The meeting was then adjourned to November 1, 2018 for the testimony of Gary Dean, and to December 6, 2018 for the continued testimony of Engineer Martell.

6. ADJOURNMENT:

The meeting was adjourned at 10:36 p.m.

Respectfully submitted,



JACQUELINE KLAPP