

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

APRIL 26, 2017
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:05 p.m.

Attorney Belardo read the Open Public Meetings Act requirements into the record.

B: ROLL CALL

The following members of the Planning Board were present:

Chairman Jeffrey Kuhl
Karen Gilbert, Mayor
Michael Mangin
Donna Drewes
Judi Digiandomenico
Michelle Cavalchire
James Miller - Alternate
Scott MacDade - Alternate

Members Absent:

Ed Gettings

Also present:

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

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 P. BELARDO, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Glen Hale
BY: GEORGE M. DILTS, ESQ.

ERICA EDWARDS, ESQ.
47 East Main Street
Flemington, New Jersey 08822
Attorney for Paramount Assets for
the proposed WaWa Food Market and
Fueling Station

2. CORRESPONDENCE: None
3. DISCUSSIONS AND RECOMMENDATIONS: None
4. PUBLIC HEARINGS:
 - a. GLEN HALE, AMENDED SITE PLAN,
BLOCK 9, LOT 5

Attorney George M. Dilts, of the law firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of Glen Hale. He indicated that he had been before the Board back in December of 2015 on this application.

Attorney Dilts indicated that he had received two reports, one from the planner, Jessica Caldwell, dated March 17, 2017, and one from the engineer, Antoine Hajjar, dated March 3, 2017. One of the requests being made was to remove the proposed pole barn on the property 30 feet to the west, as well as paving in front of and under the equipment barn. They would also like to modify certain blacktop specifications on the property, and to relocate the thousand gallon propane tank.

Attorney Dilts indicated that they increased the number of striped parking spaces from 16 to 17,

although they did not add any hard surface to the plans.

The second request was to leave the temporary hut, in its current location. If they were ever requested to remove it by the Town, or the adjoining property owners, they would do so.

Glen Hale and Engineer Ted Bayer testified as to the application.

After the Board asked questions, they voted to grant the application on a motion made by Mayor Gilbert and seconded by Mr. Miller.

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

- b. PARAMOUNT ASSETS THE PROPOSED WAWA FOOD MARKET AND FUELING STATION PRELIMINARY AND FINAL SITE PLAN APPROVAL AND CONDITIONAL USE APPROVAL
LOT 56, LOT 1

Attorney Erica Edwards of Flemington, New Jersey, appeared on behalf of the applicant for the Wawa Food market and fueling station. This was the second night of the hearing, and returning were her witnesses Matt Sharo, her engineer, Justin Taylor, landscape professional, and Michael Redel from Wawa. Exhibits A-5, 6 and 7 were marked into the record.

The witnesses testified as to the concept plan and the changes that were made thereto. Board members asked questions of the witnesses as did members of the public. After hearing the testimony, the matter was adjourned until the May 24th meeting to hear testimony from a sound expert, as well as their lighting expert.

5. COMMENTS AND REPORTS:

- a. CHAIRMAN'S REPORT: None
- b. BOARD COMMENTS: None
- c. ENGINEER'S COMMENTS: None
- d. PLANNER'S COMMENTS: None
- e. ATTORNEY'S COMMENTS: None

6. SCHEDULE OF MEETINGS:

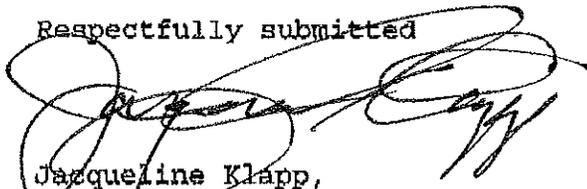
- a. May 10, 2017
- b. May 24, 2017.

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7. ADJOURNMENT:

The meeting was adjourned at 10:30 p.m.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Jacqueline Klapp', written over the typed name below.

Jacqueline Klapp,
Certified Court Reporter