

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

May 24, 2017
7:00 P.M.

1. A: CALL TO ORDER

Chairman Jeffrey Kuhl called the meeting to order at 7:00 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
Ed Gettings
Donna Drewes
Judi Digiamdomenico
Michelle Cavalshire
James Miller - Alternate
Scott MacDade - Alternate

Also present:

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

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.
Attorneys for the Board

ERICA EDWARDS, ESQ.
147 East Main Street
Flemington, New Jersey 08822
Attorney for Paramount Assets, the proposed
WaWa Food Market and Fueling Station
Preliminary and Final Site Plan Approval
and Conditional Use Approval
Block 66, Lot 1

2. MINUTES:

a. April 12, 2017

The minutes of April 12, 2017 were moved for approval
by Mayor Gilbert, seconded by Michael Mangin.

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

3. RESOLUTIONS:

a. JOHANNA FOODS, INC.

A motion was made by James Miller to approve the
resolution of Johanna Foods as prepared, seconded by
Scott MacDade.

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

4. CITIZENS PRIVILEGE: None

5. PUBLIC HEARING:

a. PARAMOUNT ASSETS
PROPOSED WAWA FOOD MARKET AND
FUELING STATION

Attorney Erica Edwards of Flemington, New Jersey,
appeared on behalf of the applicant and indicated that

they were presenting a revised access plan and a second alternate plan that showed a bifurcated separated entrance and exit for access and egress to Raritan Avenue. She indicated that the professionals seemed to prefer that plan.

Ms. Edwards presented Norman Dotti, an acoustical expert, as well as Mark Sbaro, Justin Taylor and Michael Redel as witnesses. She introduced a revised access plan and a plan to show a bifurcated entrance and exit. They referred to the berm in response to previous requests, but no plans were presented to describe the wall to be placed on top of the berm. They agreed to come back for another hearing.

The Board members asked questions of the acoustical expert followed by the public.

It was agreed that the application would be back before the Board on June 28, 2017 for further testimony and presentation of the new plans.

The meeting was adjourned with no further notice to be given on this particular application until June 28th.

6. CORRESPONDENCE: None

7. DISCUSSIONS AND RECOMMENDATIONS:

A discussion as to the temporary parking of automobiles by car dealerships took place, and the Board agreed that they would have a meeting to discuss that.

8. 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

9. SCHEDULE OF MEETINGS:

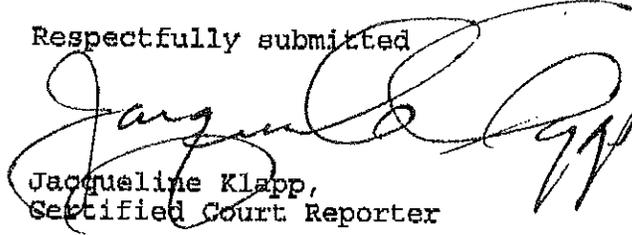
- a. June 14, 2017
- b. June 28, 2017

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10. ADJOURNMENT:

The meeting was adjourned at 10:00 p.m.

Respectfully submitted

A large, stylized handwritten signature in black ink, appearing to read 'Jacqueline Klapp', is written over the typed name and title.

Jacqueline Klapp,
Certified Court Reporter