

RARITAN TOWNSHIP PLANNING BOARD
MINUTES

JUNE 28, 2017
7:00 P.M.

1. A: CALL TO ORDER

The Chairman 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
Judi Digiandomenico
Michelle Cavalchire
James Miller
Scott MacDade
Ed Gettings

Members Absent:

Donna Drewes

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

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG, LLC
151 Main Street
Flemington, New Jersey 08822
Attorneys for Sanatana Dharma
BY: STEVEN P. GRUENBERG, ESQ.

ERICA EDWARDS, ESQ.
47 Main Street
Flemington, New Jersey 08822
Attorney for Paramount Assets

2. MINUTES:

a. April 26, 2017

A motion was made by Mayor Gilbert to approve the minutes, seconded by James Miller.

(On roll call, all members voted in the affirmative, except for Mr. Gettings, who abstained.)

b. May 24, 2017

Mr. Gettings made a motion to approve the minutes, seconded by Mr. MacDade.

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

3. RESOLUTIONS:

a. RESOLUTION 9-2017
FLEMINGTON RARITAN FIRST AID & RESCUE SQUAD

Mayor Gilbert made a motion to approve the resolution, seconded by Mr. Gettings.

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

b. RESOLUTION 10-2017
GLEN HALE

Michael Mangin made a motion to approve the resolution, seconded by Michelle Cavalchire.

(On roll call, all members voted in the affirmative, with the exception of Mr. Gettings, who abstained.)

c. RESOLUTION 11-2017
SANATANA DHARMA

Attorney Steven Gruenberg of the law firm Scholl, Whittlesey & Gruenberg, appeared on behalf of Sanatana Dharma.

A motion was made by Judi Digiamdomenico, seconded by Michael Mangin to approve the resolution.

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

4. CITIZENS PRIVILEGE: None

5. PUBLIC HEARING:

a. PARAMOUNT ASSETS
PROPOSED FOOD MARKET AND FUELING STATION
PRELIMINARY AND FINAL SITE PLAN APPROVAL
AND CONDITIONAL USE APPROVAL
BLOCK 66, LOT 1

Attorney Erica Edwards appeared on behalf of the applicant and indicated that the applicant was returning for the fourth night asking for conditional use approval, site plan approval and variance approval for the WaWa market and fueling station. She indicated that they were bringing back some witnesses to give further testimony.

The applicant submitted additional exhibits to review with the civil engineer and sound engineer.

Matt Sharo, the civil engineer, testified about a profile view which was provided to the Board, showing the berm and wall from Seals Place. He also presented a site plan of the driveway along Raritan Avenue along with the landscape plan. Norman Dotti testified as to the wall being built and the materials to be used.

Paul Phillips, the applicant's planner, testified as to the various variance requests that were being made and his reasoning behind why they should be granted. He also indicated that the building being open 24/7 would not disturb the neighbors as the wall would abate the noise that would otherwise be elicited from

said businesses.

After his testimony, members of the public were sworn and testified, including Grace Finkbeiner, Joanne Drickler, Steve Schroedel, and Brynn Pollock, who testified as to the effect that this business would have on their properties as well as their values.

After Ms. Edwards' summation, the Board voted unanimously to deny the application based on its being a 24/7 operation, among other reasons.

A motion was made by Mayor Gilbert to deny the application, seconded by Mr. Gettings.

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

6. CORRESPONDENCE: None

7. DISCUSSIONS AND RECOMMENDATIONS:

A discussion was continued on the issue of where car dealerships could park new cars waiting to be sold. A committee was appointed to discuss the matter and come to a conclusion.

8. COMMENTS AND REPORTS:

- a. Chairman's Report - None
- b. Board's Comments: None
- c. Engineer's Comments: None
- d. Planner's Comments: None
- e. Attorney's Comments: None

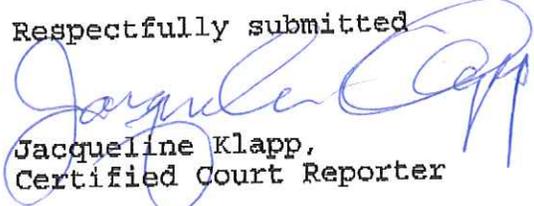
9. SCHEDULE OF MEETINGS:

- a. July 12, 2017
- b. July 26, 2017

10. ADJOURNMENT:

The meeting was adjourned at 9:55 p.m.

Respectfully submitted


Jacqueline Klapp,
Certified Court Reporter