

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

August 18, 2016

1. CALL TO ORDER:

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

2. NOTICE OF MEETING:

The notice requirements of the Open Public Meetings Act were read into the record by the Chairman.

3. ROLL CALL:

Members Present:

Kevin Kuhl, Chairman
Cynthia Schaefer
Alicia Dominguez
John Gudelis
Arthur Teatzner
Randy Block
Judy Dreher

Members Absent:

John Collins
Steve Farsiou

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jaime Sunyak, Township Planner
John Morgan Thomas, Township Landscape Architect

5. APPEARANCES:

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

MESSRS. ARCHER & GREINER, P.C.
361 Route 31
Building E, Suite 1301
Flemington, New Jersey 08822
Attorneys for the Applicant
BY: GULIET E. HIRSCH, ESQ.

6. BOARD MEMBERS AND COUNSEL:

- a. Comments: None
- b. Announcements: None
- c. Distribution and Correspondence: None
- d. Minutes: None

7. RESOLUTIONS: None.

8. APPLICATIONS:

- A. Board of Adjustment Case No. 8-2016
APPLICANT: Raritan Solar
LOCATION: BLOCK 86, LOTS 10, 26, 26.02 and 100.01

Application: Use Variance and Preliminary and Final Site Plan.

Attorney Drill indicated that there are several members eligible to vote on the application that have listened to the CD or read

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the transcript. David Roberts of Maser Consulting Engineers was sworn in and presented additional documents which were marked as A-21, A-22, and A-23 for identification. He indicated that a D-1 Variance is requested for the sign to identify the property.

Engineer Algeo testified that they would not be digging a well, they would be providing a water truck to clean the solar panels. Also, to water the landscaping in the area. There would be a Knox box required to allow for entry.

The professionals' reports were gone through item by item and the applicant agreed to comply with the requests made. Members of the audience questioned the guidelines to be followed, the location of the manufacture of the solar arrays, how many people would be employed on the premises. All questions were answered by the applicants' witnesses. An issue arose as to security, based upon the number of workers that would be present on the property. A discussion was had as to whether or not drug testing would be used and background checks. Attorney Drill indicated that the applicant could be requested to produce a security plan for the Board's review.

The last witness of the evening was David Roberts, a licensed planner for 25 years. He reviewed all of the variances requested and indicated this was an inherently beneficial use and the criteria has been met.

Ms. Hirsch produced information regarding the EUV to be provided by the applicant. They agreed to have a meeting with the Fire Company and work out the details.

The meeting was adjourned to September 1st at 7:30 p.m. without further notice.

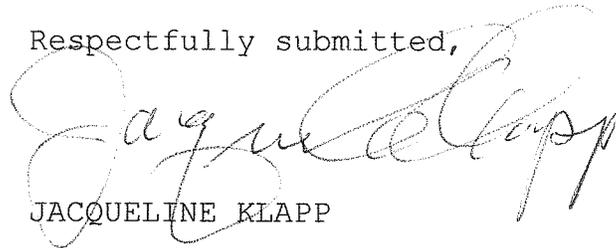
9. NEXT BOARD MEETING:

The next board meetings are scheduled for September 1, 2016 and September 15, 2016.

10. ADJOURNMENT:

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

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

JACQUELINE KLAPP