

RARITAN TOWNSHIP
ZONING BOARD OF ADJUSTMENT

MINUTES

JANUARY 21, 2016

1. CALL TO ORDER:

The meeting was called to order at 7:30 p.m. by Jamie Sunyak, the Planner.

2. NOTICE OF MEETING:

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

3. ROLL CALL:

Members Present:

Kevin Kuhl
Cynthia Schaefer
Alicia Dominguez
John Gudelis
Arthur Teatzner
Randy Block
Steve Farsiou

Members Absent:

John Collins

Other Personnel:

Antoine Hajjar, Township Engineer
Jamie Sunyak, Township Planner

RTBOA
1/21/16
Page 2 of 7

4. APPEARANCES:

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

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

**5. BOARD MEMBERS AND COUNSEL COMMENTS,
ANNOUNCEMENTS, DISTRIBUTION AND
CORRESPONDENCE, MINUTES**

- a. Comments: None
- b. Announcements: None
- c. Election of Officers for 2016

1. CHAIRMAN

Cynthia Schaefer made a motion to nominate Kevin Kuhl as the Chairman for 2016, seconded by Mr. Teatzner.

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

2. VICE CHAIRMAN

Chairman Kuhl nominated Arthur Teatzner for Vice Chairman.

No other nominations were made.

(All members voted in the affirmative.)

3. BOARD ATTORNEY

Chairman Kuhl nominated Jonathan Drill as Board Attorney, seconded by Mr. Gudelis.

(All members voted in the affirmative.)

RTBOA
1/21/16
Page 3 of 7

4. TOWNSHIP PLANNER

Chairman Kuhl nominated Jamie Sunyak as Township Planner, seconded by Mr. Teatzner.

(All members voted in the affirmative.)

5. ENGINEER AND BOARD ENGINEERING EXPERT

Chairman Kuhl nominated Antoine Hajjar as the engineer and Board engineering expert, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

6. BOARD TRAFFIC EXPERT

Chairman Kuhl nominated Judd Rocciola as the traffic engineering expert for 2016, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

7. BOARD LANDSCAPE ARCHITECT

Chairman Kuhl nominated John Morgan Thomas to be the Board's Landscape Architect, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

8. RADIOFREQUENCY EXPERT

Chairman Kuhl nominated Charles Hecht as the radio-frequency expert for the Board for 2016, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

9. BOARD SECRETARY AND ASSISTANT SECRETARY

Chairman Kuhl nominated Linda Jacus as Board secretary, and Jamie Sunyak as the assistant secretary to the Board, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

10. COURT STENOGRAPHER

Chairman Kuhl moved the resolution appointing

RTBOA
1/21/16
Page 4 of 7

Jacqueline Klapp as the Court Stenographer for the Board for 2016, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

11. BOARD CONFLICT ENGINEER

Chairman Kuhl nominated Cathleen Marcelli as the Board conflict engineering expert, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

12. GEOTECHNICAL AND STRUCTURAL ENGINEERS

Chairman Kuhl nominated Jerry Adelson and Richard Adelson as geotechnical and structural engineers for the Board of Adjustment for 2016, seconded by Ms. Schaefer.

(All members voted in the affirmative.)

6. RESOLUTIONS

A. Chairman Kuhl moved a resolution setting forth the meetings for 2016, seconded by Mr. Teatzner.

(All members agreed.)

B. Mr. Teatzner made a motion to set forth the rules and regulations for the Board of Adjustment for 2016, seconded by Ms. Schaefer.

(All members agreed.)

C. Mr. Teatzner moved to designate the Hunterdon County Democrat and the Star Ledger as the official newspapers for the Board of Adjustment, seconded by Ms. Schaefer.

(All members agreed.)

Attorney Drill indicated to the Board the concept of abstentions when voting both on applications, as well as the minutes.

d. Distribution and Correspondence: None

RTBOA
1/21/16
Page 5 of 7

7. RESOLUTIONS FOR APPLICATIONS:

**A. RESOLUTION 2015-09
CELLCO PARTNERSHIP d/b/a
VERIZON WIRELESS**

Chairman Kuhl made a motion that the resolution be adopted, seconded by Mr. Teatzner.

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

**B. RESOLUTION 2015-10
T-MOBILE NORTHEAST, LLC
WAIVER OF SITE PLAN, MODIFICATION
TO AN EXISTING COMMUNICATIONS FACILITY**

Ms. Schaefer made a motion to approve the resolution, seconded by Mr. Teatzner.

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

**C. RESOLUTION 2015-11
SNNJ1, LLC
A D-1 VARIANCE, A C-2 STEEP SLOPE VARIANCE,
SITE PLAN ORDINANCE EXCEPTIONS, AND
PRELIMINARY AND FINAL SITE PLAN APPROVAL TO
ALLOW A SOLAR ELECTRICITY GENERATION
FACILITY**

Ms. Schaefer made a motion to approve the resolution, seconded by Mr. Teatzner.

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

6. MINUTES OF DECEMBER 3, 2015

Mr. Teatzner made a motion to approve the minutes of December 3, 2015, seconded by Ms. Schaefer.

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

RTBOA
1/21/16
Page 6 of 7

7. APPLICATIONS:

**A. CASE 10-2013
GEORGE BOUCHAMOUN
BLOCK 63.14, LOT 29
REQUEST FOR MODIFICATION TO RESOLUTION
NUMBER 2015-2**

George Dilts, of the firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant. He indicated that this matter was heard in 2015 involving the property on South Main Street between Aaron's Plumbing Supply and the firehouse. The property is also known as Block 63.14, Lot 29. He stated that during the course of demolition and construction, there was some confusion that arose with regard to the wording of the resolution.

Mr. Dilts presented Robert Lorentz, an engineer with Heritage Engineering, to explain what had taken place since the hearing.

Attorney Drill read new conditions to the resolution into the record.

After a lengthy discussion, Ms. Schaefer made a motion to adopt the resolution, seconded by Mr. Teatzner.

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

**B. DORIS SIMPSON
BLOCK 86, LOT 26.01**

Attorney George Dilts of Dilts & Koester, Flemington, New Jersey, appeared representing Doris Simpson, Block 86, Lot 26.01. He asked for an adjournment because of an error in the Hunterdon County Democrat notice.

**C. BOARD OF ADJUSTMENT CASE NO. 21-2016
SHANKAR B. IYER
BLOCK 60, LOT 40.23
A (C-1) (C-2) VARIANCE FOR CONSTRUCTION OF AN
IN-GROUND POOL AND POOL PAVILION CLOSER TO
THE ROAD THAN THE PRINCIPAL STRUCTURE**

RTBOA
1/21/16
Page 7 of 7

Property owner Shankar Iyer and Robert McCubbin, a pool expert, were sworn in. Also sworn in were Antoine Hajjar, the township engineer, and Jamie Sunyak, the township planner.

The pool installer indicated that the applicant would like to construct an in-ground concrete swimming pool with a patio and a pool pavilion. They originally had a plot plan for the design, but there was a 40 foot drainage easement and an existing detention basin on the property.

Six photographs were marked into the record to indicate the property location and the location for the proposed pool.

After hearing the testimony of the witnesses, the Board agreed to grant the application.

Ms. Schaefer made a motion to approve the application, seconded by Mr. Teatzner.

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

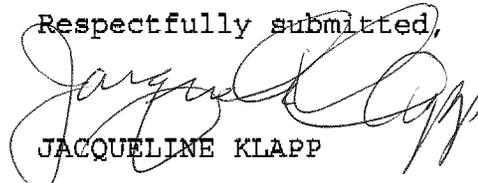
8. THE NEXT BOARD MEETINGS:

The next Board meetings are scheduled for February 4, 2016 and February 18, 2016.

9. ADJOURNMENT:

The meeting was adjourned at 9:14 p.m.

Respectfully submitted,



JACQUELINE KLAPP