

**ZONING BOARD OF ADJUSTMENT  
RARITAN TOWNSHIP, NEW JERSEY**

**JANUARY 21, 2016  
REVISED JANUARY 21, 2016**

**7:30 P.M. – REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. NOTICE OF MEETING**

The Notice requirements of the Open Public Meetings Act have been satisfied by the placing of a notice of this meeting on the Bulletin Board at the Municipal Building, filing same with the Township Clerk and transmitting same to the Hunterdon County Democrat, the Courier News, the Star Ledger and the Trenton Times.

**3. ROLL CALL**

PRESENT

ABSENT

- A. Board Members  
Kevin Kuhl  
Cynthia Schaefer  
Alicia Dominguez  
John Gudelis  
Arthur Teatzner  
John Collins
- B. Alternates  
(1) Randy Block  
(2) Steve Farsiou
- C. Other Personnel  
Jonathan E. Drill Esq.  
Antoine Hajjar, Township Engineer  
Jamie Sunyak, Planner  
John Morgan Thomas, Township Landscape Architect  
Charles Hecht, Radiofrequency Engineer  
Judd Rocciola, Township Traffic Engineer  
Jacqueline Klapp, Court Reporter

**4. BOARD MEMBERS AND COUNSEL**

- A. Comments
- B. Announcements
- C. Election of Officers for 2016
  - (1) Chairman
  - (2) Vice-Chairman
- D. Appointments for 2016
  - (1) Board of Adjustment Attorney
  - (2) Board of Adjustment Planner
  - (3) Board of Adjustment Engineer
  - (4) Board of Adjustment Traffic Engineering Expert
  - (5) Board of Adjustment Landscape Architectural Expert
  - (6) Board of Adjustment Radio Frequency Expert
  - (7) Board of Adjustment Secretary/Assistant Secretary
  - (8) Board of Adjustment Stenographer
  - (9) Board of Adjustment Conflict Engineer
  - (10) Board of Adjustment Geotechnical & Structural Engineers
- E. Distribution and Correspondence
- F. Minutes
  - (1) December 3, 2015

## G. Resolutions

- (1) Resolutions for 2016 Appointments
- (2) Annual Notice of Meetings
- (3) Resolution Adopting Rules of Procedure
- (4) Resolution Adopting Official Newspaper
- (5) Resolution #2015-09-Cellco Partnership D/B/A Verizon Wireless, Waiver of Site Plan, replacing/upgrading six existing antennas.
- (6) Resolution # 2015-10-T-Mobile Northeast, LLC., Waiver of Site Plan, modification to an existing communications facility.
- (7) Resolution #2015-11-SNNJ1, LLC., (D1) Use Variance, (C2) Steep Slope Variance, Site Plan Ordinance Exceptions, and Preliminary and Final Site Plan Approval to allow a Solar Electricity Generation Facility.

## 5. APPLICATIONS

- (1) BOA CASE No. 10-2013  
APPLICANT: George Bouchamoun  
LOCATION: Block 63.14, Lot 29  
APPLICATION: Request for modification to resolution #2015-02.
- (2) BOA CASE No. 1 -2016  
APPLICANT: Doris Simpson  
LOCATION: Block 86, Lot 26.01  
APPLICATION: Request for Interpretation to deem the current use of the property as a residence, restaurant, and for preparation of food products as a pre-existing, non-conforming use.  
**Carried to February 4th**
- (3) BOA CASE No. 2-2016  
APPLICANT: Shankar B. Iyer  
LOCATION: Block 60, Lot 40.23  
APPLICATION: (C1); (C2) Variance, construction of an inground pool and pool pavilion closer to the road than the principle structure.

## 6. NEXT BOARD MEETING – February 4, 2016 February 18, 2016

COPY TO ALL BOARD MEMBERS, ANTOINE HAJJAR, JONATHAN DRILL ESQ., JUDD ROCCIOLA, JOHN MORGAN THOMAS, JAMIE SUNYAK, TOWNSHIP COMMITTEE, JERRY GIAIMIS, ROSE SOLLENA, BULLETIN BOARD, ENV. COMMISSION, DEMOCRAT, COURIER NEWS, TRENTON TIMES, STAR LEDGER, JACKIE KLAPP, APPLICANTS & ATTORNEYS

**MEETINGS WILL BE HELD AT THE RARITAN TOWNSHIP MUNICIPAL BUILDING, LOCATED AT 1 MUNICIPAL DRIVE, ROOM 160, Committee/Court Meeting Room.**

**\*\*\*ATTENTION BOARD MEMBERS:** If you are unable to attend this meeting it is important that you let the Planning Office know at least 2 days prior to the meeting.