

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

August 3, 2017

1. CALL TO ORDER:

Chairman Gudelis called the meeting to order at 7:48 p.m. The notice requirements of the Open Public Meetings Act were read into the record by Chairman Gudelis.

2. ROLL CALL:

Members Present:

John Gudelis, Chairman
Cynthia Schaefer
Judy Dreher
Randy Block
Steve Farsiou, alternate
Roger Ahrens, alternate

Members Absent:

Kevin Kuhl
Alicia Dominguez
Jim Ferraro

3. ALSO PRESENT:

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

A P P E A R A N C E S:

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
157 Main Street
Flemington, New Jersey 08822
Attorneys for Worship Church, Inc.
BY: GEORGE M. DILTS, ESQ.

MESSRS. HAMBRO & MITCHELL
12 Stults Road
Dayton, New Jersey 08810
Attorneys for Celco d/b/a Verizon Wireless
BY: JAMES S. MITCHELL, ESQ.

3. BOARD MEMBERS AND COUNSEL COMMENTS,
ANNOUNCEMENTS, DISTRIBUTION AND
CORRESPONDENCE, MINUTES

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

4. RESOLUTIONS: None

5. APPLICATIONS:

- a. CASE NO. 6-2017
WORSHIP CHURCH, INC.
BLOCK 16, LOT 16.10
SITE PLAN WAIVER AND A D-1
USE VARIANCE

George Dilts, Esq. of the law firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant, Worship Church, Inc. Sworn as witnesses were David Dallenbach, the Treasurer for the church; Paul Juliano of Juliano Architects in

Phillipsburg, New Jersey, Sophie Belynski, representing the landlord, Paul Ricci, a professional planner, Judd Rocciola, traffic engineer; John Thomas, Board landscape architect; Antoine Hajjar, Board engineer, and Jessica Caldwell, Board planner.

Mr. Dilts indicated that this is a D-1 use variance for a house of worship, it needs a site plan waiver, and he stated they will not be doing any exterior renovations.

The church proposes to take over the second floor of a section of the building known as 27 Minneakoning Road, which is in Block 16, Lot 16.10. They are proposing the space that has never been rented, it has been vacant two years. The plan is for a 200 foot sanctuary plus offices and religious school rooms. Although their services will be on the weekend, small gatherings could occur on week nights after 6:00 for Bible study.

Matthew Stechauner, a resident at 100 River Road, objected to the application. He testified that he knows this is not a permitted use in either the I-1 or the I-2 zone, and indicated that his house is approximately 400 feet diagonally from the property. He stated it was close to the historic zone, and is an unusual use to put into an industrial zone. He also objected to this being a rental.

Mr. Drill stated to the Board that they cannot discriminate against an applicant because they rent versus owning a property. He stated that the parking standard in Raritan Township for a church is one space for every three seats.

After reviewing the Board experts' reports, questioning the witnesses and listening to the objections that were made, Randy Block made a motion to approve the application, seconded by Cynthia Schaefer.

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

b. CASE NO. 10-2017
VICKY MORRIS
BLOCK 84, LOT 27.01
D USE VARIANCE/NO ROAD FRONTAGE
ON PUBLIC RIGHT OF WAY

Chairman John Gudelis recused himself from this matter

and the Board appointed Cynthia Schaefer as the ChairPro Tem.

Vicky Morris, the applicant, and Ralph Finelli, an architect for the applicant, Judd Rocciola, traffic engineer, John Thomas, township landscape architect, Jessica Caldwell, township planner and Antoine Hajjar, township engineer were sworn.

Mr. Drill indicated that a D variance is not needed. He stated that the Board of Adjustment may, on application or appeal, grant a variance from Section 35 and direct the issuance of a permit subject to conditions that will provide adequate access to fire fighting equipment, ambulances and other emergency vehicles for the protection of health and safety of the public.

Mr. Finelli stated that this property has an existing single family dwelling on it which will be torn down, and they would like to construct a new dwelling on the same property, but in a different location. The property is next to the Copper Hill Country Club, and even though they were notified, no one appeared.

Mr. Drill indicated that Mr. Thomas had questioned the location of the dwelling being only a hundred feet away from the Country Club property instead of the required 200 feet away.

Mr. Finelli indicated that he had spoken to the golf pro at Copper Hill Country Club who indicated that he saw no problem with that.

Attorney Drill stated that they would have to get somebody else from the Country Club in authority to give the Country Club's opinion on said location.

The matter was adjourned until September 7, 2017 for further hearing.

c. CASE NO. 11-2017
CELLCO d/b/a VERIZON WIRELESS
BLOCK 7, LOT 5
WAIVER OF SITE PLAN TO REPLACE/UPGRADE
EXISTING WIRELESS COMMUNICATION ANTENNAS

Attorney James Mitchell of the law firm Hambro & Mitchell, Dayton, New Jersey, appeared on behalf of the applicant, Cellco Partnership d/b/a Verizon Wireless. He indicated they were seeking a waiver of

RTZBOA
August 3, 2017
Page 5 of 5

site plan approval. This application, if granted, will end up with less antennas than what was originally placed there. Specifically, there are currently 12 antennas mounted on the tower, and they will be removing all of them, but returning six to the tower.

Mr. Drill indicated that the prior resolution was Resolution No. 2007-12. He stated that it permitted 12 antennas having a center line of 85 feet.

Engineer Chad Schwartz appeared and was sworn along with Antoine Hajjar, township engineer, Jessica Caldwell, township planner, and John Morgan Thomas, township landscape architect, who testified as to their findings. No one appeared in opposition to this application.

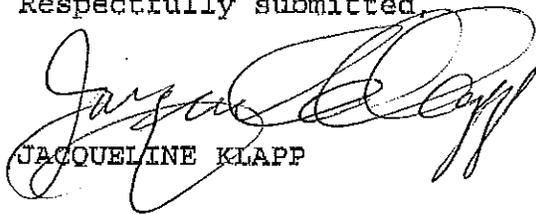
After hearing the testimony and reviewing the township experts' reports, Randy Block made a motion that the application be approved, seconded by Judy Dreher.

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

A motion was made to adjourn the meeting.

The next Board meetings are scheduled for August 17, 2017 and September 7, 2017.

Respectfully submitted,



JACQUELINE KLAPP

