

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

July 20, 2017

1. CALL TO ORDER:

Chairman Gudelis called the meeting to order at 7:30 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
Kevin Kuhl
Cynthia Schaefer
Alicia Dominguez
Randy Block
Steve Farsiou
Roger Ahrens, Alternate
James Ferraro, Alternate

Members Absent:

Judy Dreher

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Interim Township Planner

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: KATHRYN RAZIN, ESQ.

MESSRS. VOGEL CHAIT, COLLINS, VOGEL AND SCHNEIDER
25 Lindsley Drive, Suite 200
Morristown, New Jersey 07960
Attorneys for the Celco d/b/a Verizon Wireless
BY: DAVID H. SOLOWAY, ESQ.

3. APPOINTMENT OF REGULAR BOARD MEMBER:

Steve Farsiou, previously an alternate of the Board of Adjustment was moved up to a full Board member as of July 8, 2017 to December 21, 2020.

Appointment of Board member, Roger Ahrens was made as Alternate Number 1. He was previously appointed as Alternate Number 2.

The appointment of Alternate Number 2, Board member James Ferraro, III, will be from July 20, 2017 to December 31, 2017. That is a five month appointment.

4. BOARD MEMBERS AND COUNSEL:

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

a. The minutes of June 1, 2017 were moved for approval by Randy Block, seconded by Cynthia Schaefer.

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

b. The minutes of June 15, 2017 were moved for approval by Kevin Kuhl, seconded by Randy Block.

(On roll call, all members voted in the affirmative, with the exception of Alicia Dominguez and Steve Farsiou who were recused from the meeting.)

5. RESOLUTIONS:

a. RESOLUTION 2017-09
NEW CINGULAR WIRELESS

A motion was made by Alicia Dominguez to approve the resolution in this matter, seconded by Mr. Block.

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

6. APPLICATIONS:

a. CASE NO. 13-2017
RICHARD STOTHOFF
BLOCK 33, LOT 1

Attorney Razin indicated the applicant failed to provide public notice as required; therefore the matter will not be heard this evening. There is no new date for a hearing.

b. CASE NO. 8-2017
CELLCO d/b/a VERIZON WIRELESS
BLOCK 50, LOT 4
WAIVER OF SITE PLAN TO REPLACE AND
UPGRADE OF EXISTING WIRELESS
COMMUNICATION ANTENNA

David Soloway of the law firm Vogel, Chait, Collins and Schneider, Morristown, New Jersey, appeared on behalf of the applicant and presented as his witness Frank Padden from Maser Consulting, were sworn at this time. Mr. Padden indicated he was an engineer requesting a waiver of the site plan, which was to replace and upgrade the existing wireless communication antennas.

The application originally was approved by the Raritan Township Board of Adjustment with a resolution that was adopted in 2010. In 2014 there was an application not dissimilar to this, for a site plan waiver to remove and replace six antennas. That application was granted, also. This proposal is to remove three antennas replacing them but leaving three in place.

After the engineer testified and was cross-examined, the Board decided to grant the application with

conditions. This was accomplished by a motion made by Kevin Kuhl and seconded by Steve Farsiou.
(On roll call, all members voted in the affirmative.)

c. CASE NO. 9-2017
CELLCO d/b/a VERIZON WIRELESS
BLOCK 9, LOT 5.03

David Soloway of the law firm Vogel, Chait, Collins and Schneider, Morristown, New Jersey, appeared on behalf of the applicant and presented Frank Colasurdo as a witness on this particular application.

The application was for a waiver of the site plan to replace/upgrade existing wireless communication antennas.

Mr. Colasurdo presented testimony indicating that Cellco would like to replace six antennas that are at this location and leave three. He stated the three antennas are 21 inches longer than the existing ones that he is replacing. He indicated that the installation will not increase the height or width of the tower, nor the square footage of the equipment compound. He indicated that it would not violate any conditions of the prior approval.

After hearing the testimony, cross-examining the witnesses, and reviewing the Board professionals' reports, Kevin Kuhl made a motion that the application be granted, seconded by Alicia Dominguez.

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

c. CASE NO. 14-2017
CELLCO d/b/a VERIZON WIRELESS
BLOCK 40, LOT 4

David Soloway of the law firm Vogel, Chait, Collins and Schneider, Morristown, New Jersey, indicated that he was appearing on behalf of Cellco in this matter, also, which is Board of Adjustment Case 14-2017, and indicated the location of the property is at 408 Route 202 at the U.S. Bronze property. He stated that it is a 150 foot tall water tower with two Verizon Wireless antennas located at the center line height. This was approved by the Raritan Township Planning Board in 1992 at the request of Bell Atlantic Mobile, which is a predecessor to Verizon.

Mr. Soloway presented Gary Sorkin as his engineer to

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answer questions that the Board had regarding this application. He indicated that they would reduce the number from 12 antennas to 10.

Engineer Sorkin indicated the number of existing antennas that were on the water tower and how many would be replaced. He stated they were not changing the height or the width of the antennas and that the proposal would not have a significant impact on the prior approval.

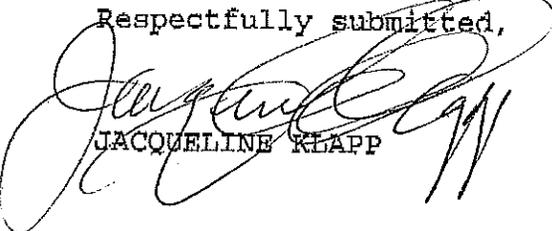
After hearing the testimony, cross-examining the witness and reviewing the experts' reports, the Board determined that the application could be approved. Therefore, a motion was made for approval by Kevin Kuhl, seconded by Alicia Dominguez.

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

A motion was made to adjourn the meeting at 8:40 p.m.

(The next Board meetings were scheduled for August 3, 2017 and August 17, 2017.)

Respectfully submitted,



JACQUELINE KLAPP

