

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

April 20, 2017

1. CALL TO ORDER:

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

2. NOTICE REQUIREMENTS:

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

3. ROLL CALL:

Members Present:

John Gudelis, Chairman
Kevin Kuhl
Judy Dreher
Randy Block
Jeff Donaldson

Members Recused:

Alicia Dominguez
Steve Farsiou

Members Absent:

Cynthia Schaefer
John Collins

Also Present:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township Landscape Architect

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. McNALLY, YAROS, KACZYNSKI & LIME
275 East Main Street
Somerville, New Jersey 08876
Attorneys for Dominick W. Sempervine
(D&V Improvements)
BY: KARA A. KACZYNSKI, ESQ.

4. BOARD MEMBERS AND COUNSEL:

- A. COMMENTS: None.
- B: ANNOUNCEMENTS: None.
- C: DISTRIBUTION AND CORRESPONDENCE: None
- D: Minutes: None

5. RESOLUTIONS:

Attorney Drill indicated that the resolution listed, Bedford Falls, LLC, has been adjourned until the next meeting at the request of the attorney, Anthony Koester.

6. APPLICATIONS:

- A. CASE NO. 5-2015
SNNJI
BLOCK 8, LOT 3
AMENDED SITE PLAN

Attorney Drill indicated the matter was listed for April 6th, but there was a defective notice. Once again, due to a defective notice, the matter is being rescheduled until May 4th.

B: CASE NO. 10-2016
DOMINICK W. SEMPERVIVE (D&V IMPROVEMENTS)
BLOCK 75, LOT 38
APPLICATION FOR A MINOR SITE PLAN AND
VARIANCE

Attorney Kara Kaczynski of the lawn firm McNally, Yaros, Kaczynski & Lime, 275 East Main Street, Somerville, New Jersey 08876, appeared on behalf of the applicant. She indicated that this was the third hearing on this matter and that she was presenting a revised plan showing a new location for the yard that they are looking to construct.

Attorney Drill indicated that the Chairman, John Gudelis, who was absent at the last meeting had read the transcript and signed certifications.

Ms. Kaczynski called Kevin Smith to testify. He was previously sworn.

He indicated that a revised site plan was prepared in connection with the use variance application to permit a commercial use on a residential property. The business provides home improvement services and snow removal services. Trucks, snow removal vehicles, associated tools and equipment are currently stored on the subject property. The applicant wants to continue doing business on the property, including storage of equipment and raw materials on site. They provided an alternate yard layout plan and want to move the yard so there is a 50 foot setback from the side and rear property lines. It includes a staggered two row tree buffer along the storage yard. The proposed plan changes are significant.

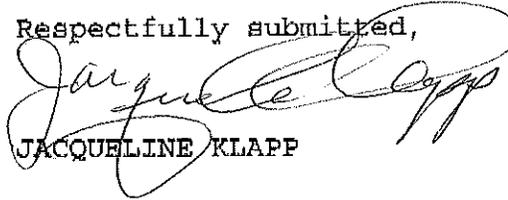
A discussion took place with regard to whether the driveway should be constructed with permanent pavement. The site plan indicates that they propose gravel, but according to the Ordinance, it needs to be paved.

Cross-examination of Engineer/Planner Smith continued until 11:25 p.m., at which time the Chairman of the Board indicated that the matter would be adjourned until May 18th. Attorney Kaczynski indicated she would like to have an entire meeting for her next hearing, and agreed to an extension until August 31st. The meeting was continued until June 15, 2017, at 7:30 p.m.

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7. NEXT BOARD MEETING: May 4, 2017 and May 18, 2017.
8. ADJOURNMENT: The Board adjourned at 11:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", written in black ink. The signature is positioned above the printed name.

JACQUELINE KLAPP