

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

April 6, 2017

1. CALL TO ORDER:

Chairman John 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  
Alicia Dominguez  
Judy Dreher  
Randy Block  
Jeff Donaldson - Alternate  
Steve Farsiou - Alternate

ALSO PRESENT:

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Township Planner

**APPEARANCES:**

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

MESSRS. GEBHARDT & KIEFER  
1318 Route 31 North  
Annandale, New Jersey 08801  
Attorneys for SNNJI  
BY: TARA ST. ANGELO, ESQ.

MESSRS. ARCHER & GREINER  
361 Route 31  
Flemington, New Jersey 08822  
Attorneys for Raritan Solar  
BY: GULIET D. HIRSCH, ESQ.

4. BOARD MEMBERS AND COUNSEL:

A. COMMENTS: None.

B: ANNOUNCEMENTS: None.

C: DISTRIBUTION AND CORRESPONDENCE: None

D: Minutes: March 16, 2017

Alicia Dominguez made a motion to approve the minutes of March 16, 2017, seconded by Kevin Kuhl.

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

5. APPLICATIONS:

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

Attorney Drill indicated that the notice for this hearing had a problem with service, and therefore the matter was being adjourned until May 4, 2017, at 7:30 p.m.

B. CASE NO. 8-2016  
RARITAN SOLAR  
BLOCK 86, LOTS 10, 26, 26.02, 100.01  
REQUEST FOR TIME EXTENSIONS

Attorney Guliet Hirsch, of the law firm Archer & Greiner, Flemington, New Jersey, appeared on behalf of the applicant. She indicated she was requesting an extension to change the zoning and obtain a permit to start construction at the project site.

She stated that Assembly Bill 456 was submitted with a companion Bill to the Senate. Attorney Drill indicated that this is proposed legislation, and Attorney Hirsch agreed to extend the time to connect to the grid.

After hearing the situation, Ms. Dreher made a motion to grant the extension from April 6, 2017 to November 6, 2017, and extend the date set forth in Condition 11 from October 6, 2017 to May 6, 2018, seconded by Mr. Block.

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

C: CASE NO. 2-2017  
CARL AND TONI CARUSO  
BLOCK 77, LOT 4.01  
APPLICATION FOR BULK VARIANCES

Carl Caruso, as well as the Board's experts, Antoine Hajjar, the engineer, and Jessica Caldwell, the Planner, were sworn.

Mr. Caruso indicated that he is trying to improve his yard by installing an in-ground pool on his property, as well as a detached garage. He lives on a corner property and therefore has two front yards and no backyard. He requested that he be allowed to encroach ten feet off of the property line due to the location of his septic system for the garage. This would raise the impervious coverage on his property from 20 percent to 20.9 percent. After hearing Mr. Caruso's testimony and reviewing the expert reports, the Board requested Mr. Caruso to comply with all of the conditions that the professionals had put forth, which he did.

Mr. Kuhl made a motion for approval of the application, seconded by Ms. Dominguez.

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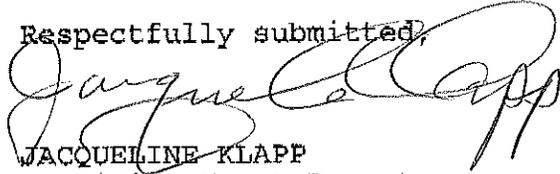
(On roll call, all members voted in the affirmative.)

6. NEXT BOARD MEETING: April 20, 2017 and May 4, 2017

7. ADJOURNMENT:

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", written in dark ink over the typed name.

JACQUELINE KLAPP  
Certified Court Reporter