

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

August 17, 2017

1. CALL TO ORDER:

Chairman John 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.

2. ROLL CALL:

Members Present:

John Gudelis, Chairman
Kevin Kuhl
Judy Dreher
Randy Block
Roger Ahrens, Alternate

Members Recused:

Alicia Dominguez
Steve Farsiou
Jim Ferraro, Alternate

Member Absent:

Cynthia Schaefer

3. ALSO PRESENT:

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

A 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 the applicant
BY: KARA A. KACZYNSKI, ESQ.

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

- a. Comments: None
- b. Announcements: None
- c. Distribution and Correspondence:
- d. Minutes of July 6, 2017

The minutes of July 6, 2017 were presented for approval.

A motion was made by Kevin Kuhl that the minutes be approved, seconded by Randy Block.

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

- e. Minutes of July 20, 2017

The minutes of July 20, 2017 were presented for approval.

A motion was made by Judy Dreher that the minutes be approved, seconded by Randy Block.

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

- f. Minutes of August 3, 2017

The minutes of August 3, 2017 were moved for approval by Judy Dreher, seconded by Randy Block.

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

5. RESOLUTIONS: None

6. APPLICATIONS:

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

Attorney Kara Kaczynski of the law firm of McNally, Yaros, Kaczynski & Lime of Somerville, New Jersey, appeared representing the applicant in this matter. She indicated that she understands there are only five members present and one more available after reviewing tonight's transcript. Therefore, she indicated she would like to sum up at the next meeting before the Board deliberates.

After her opening statement, members of the public made statements as to why they were opposed to the application: Maria Mykulak, Brett Owings, Leticia Maldonado, Jill Owings, Tracy Coulson, Scott Vogel, Michael Class, Kevin Nee, Louis Ambio, Steven Polston, Carol King, Thomas Harding and Allison Hines all gave testimony. A thumb drive showing activities on the site, as well as pictures on photo boards, were marked as exhibits.

Most of the reasons for the public objecting were due to the noise, vehicles parked on the property as well as on Old York Road; concerns about chemicals killing the trees in the area; late night activities before a snow; the number of vehicles on the property; the fear of a gate being left open with children nearby; a problem with backup beepers; lights shining into windows; washing trucks in the driveway; and just running a commercial business in a residential neighborhood.

After hearing the testimony, the Board adjourned the matter until the October 5th meeting for summation, deliberation and decision.

7. SCHEDULE OF MEETINGS:

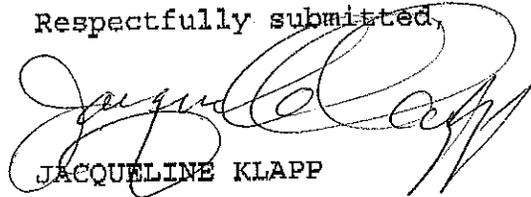
The next Board meetings were scheduled for September 7, 2017 and September 21, 2017.

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8. ADJOURNMENT:

The meeting was adjourned at 10:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Jacqueline Klapp', written in black ink. The signature is fluid and somewhat stylized, with a large loop at the end.

JACQUELINE KLAPP