

RARITAN TOWNSHIP BOARD OF ADJUSTMENT
MINUTES

MARCH 16, 2017
7:30 P.M.

1. A: CALL TO ORDER

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

The Open Public Meetings Act requirements were read into the record by him.

B: ROLL CALL

The following members of the Board of Adjustment were present:

Chairman John Gudelis
Cynthia Schafer
Alicia Dominguez
Judy Dreher
Randy Block
Jeff Donaldson

Members Absent:

John Collins
Steve Farsiou

Recused and Excused:

Kevin Kuhl

Also present:

Antoine Hajjar, Township Engineer
Jessica Caldwell, 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
167 Main Street
Flemington, New Jersey 08822
Attorneys for the Applicant, Roman Jewelers
BY: GEORGE M. DILTS, ESQ.

2. BOARD MEMBERS AND COUNSEL:

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

3. MINUTES:

The minutes of February 2, 2017 were moved for approval by Ms. Dominguez, seconded by Mr. Block.

(All members voted in the affirmative, with the exception of Chairman Gudelis and Jeff Donaldson.)

The minutes of February 16, 2017 were moved for approval by Ms. Schaefer, seconded by Ms. Dominguez.

(All members voted in the affirmative, with the exception of Jeff Donaldson, who abstained.)

4. APPLICATIONS:

- A. CASE NO. 14-2016
ROMAN JEWELERS
BLOCK 54, LOT 7
APPLICATION FOR PRELIMINARY SITE PLAN,
FINAL SITE PLAN AND CHANGE OF USE

Attorney George M. Dilts from the law firm Dilts & Koester, Flemington, New Jersey, appeared on behalf of the applicant. He indicated that this is a jewelry store permitted in the R-5 multi-family zone, and

there are existing residences on the property.

Attorney Dilts introduced Engineer Wayne Ingram, Traffic Engineer Gary Dean, and Planner John McDonough, Architect Arthur Henn, as well as Sophie Shor, the Vice President of Roman Jewelers as witnesses who were sworn, along with the township professionals, Antoine Hajjar, Jessica Caldwell, Judd Rocciola and John Thomas.

The applicant's professionals testified as to the use of the property, the present conditions, the improvements that would be done, and the ingress and egress from the property.

After hearing the testimony and reviewing the exhibits, members of the audience were given an opportunity to ask questions. The applicant agreed with requests made for removal of dead trees, the location of driveways, signage, and lighting, the hours of operation, as well as the size of the building and the improvements planned.

Attorney Drill read into the record the standards that the Board should utilize in coming to their decision whether to grant or deny the application. The Board members indicated their feelings about the application.

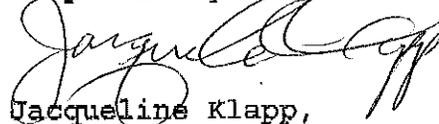
Mr. Block made a motion to approve said application, seconded by Ms. Dreher.

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

The next Board meetings are scheduled for April 6, 2017, and April 20, 2017.

At 10:30 p.m. a motion was made to adjourn the meeting.

Respectfully submitted



Jacqueline Klapp,
Certified Court Reporter