

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY
REGULAR MEETING
APRIL 2, 2020**

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL START AT 5:00 PM AND WILL END NO LATER THAN 7:30 PM SO THAT EVERYONE CAN BE OFF THE ROADS BY 8 PM.

ADDITIONALLY, ONLY THE BOARD CHAIR AND BOARD SECRETARY WILL ATTEND THE MEETING IN PERSON ON BEHALF OF THE BOARD, NO MORE THAN SIX (6) PEOPLE IN TOTAL WILL BE ALLOWED IN THE MEETING ROOM, AND ALL PEOPLE IN THE MEETING ROOM SHALL BE REQUIRED TO SIT AT LEAST SIX (6) FEET AWAY FROM OTHERS.

FINALLY, THE MEETING WILL ALSO BE OFFERED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, AND INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. TO ATTEND THIS MEETING VIRTUALLY ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:

https://my.rp1.vc/join/?room_id=6778993&pinCode=

IF YOU DO NOT HAVE ACCESS TO A PHONE OR COMPUTER WITH A CAMERA, YOU MAY CALL INTO THE MEETING FOR AUDIO ONLY AT 1-833-247-7123, ENTER CONFERENCE ID: 6778993, NO PARTICIPANT CODE NEEDED

AGENDA:

5:00 P.M. – REGULAR MEETING

1. CALL TO ORDER

2. NOTICE OF MEETING

The Notice requirements of the Open Public Meetings Act have been satisfied by the placing of a notice of this meeting on the Bulletin Board at the Municipal Building, filing same with the Township Clerk and transmitting same to the Hunterdon County Democrat, the Courier News, the Star Ledger and the Trenton Times.

3. ROLL CALL

PRESENT

ABSENT

A. Board Members

John Gudelis

Kevin Kuhl

Cynthia Schaefer

Alicia Dominguez

Randy Block

Steve Farsiou

Roger Ahrens

B. Alternates

(1) Jim Ferraro

(2) Jeff Anclien

C. Other Personnel

Jonathan E. Drill Esq.

Antoine Hajjar, Township Engineer

Jessica Caldwell, Planner
John Morgan Thomas, Township Landscape Architect
Charles Hecht, Radiofrequency Engineer
Jay Troutman, Township Traffic Engineer
Jacqueline Klapp, Court Reporter

4. BOARD MEMBERS AND COUNSEL

- A. Comments
- B. Announcements
- C. Distribution and Correspondence
- D. Minutes
 - (1) February 20, 2020
 - (2) March 5, 2020

5. RESOLUTIONS

- a. Resolution 2019-23, Flemington Water Department – 37 Shields Avenue, BOA-18-2019
- b. Resolution 2020-04, Karen Batista – 18 Bartles Corner Road, BOA-16-2019

6. APPLICATIONS

- a. BOA CASE No. 22-2019
APPLICANT: Linda Matos Et Al
LOCATION: Block 75, Lot 6 – 318 Old York Road
APPLICATION: d-Variance for Expansion of Nonconforming Use
- b. BOA CASE No. 07-2020
APPLICANT: Duck Flats, LLC d/b/a Duck Flats Farm
LOCATION: Block 1, Lot 8 – 144 Old Clinton Road
APPLICATION: d-Variance for Additional Residence
- c. BOA CASE No. 03-2020
APPLICANT: Frank Constantine
LOCATION: Block 44, Lot 53 – 205 Highway 12
APPLICATION: Interpretation

7. NEXT BOARD MEETING – April 16, 2020
May 7, 2020

COPY TO ALL BOARD MEMBERS, ANTOINE HAJJAR, JONATHAN DRILL ESQ., JAY TROUTMAN, JOHN MORGAN THOMAS, CHARLES HECHT, JESSICA CALDWELL, TOWNSHIP COMMITTEE, ADMINISTRATOR, BULLETIN BOARD, ENV. COMMISSION, DEMOCRAT, COURIER NEWS, TRENTON TIMES, STAR LEDGER, JACKIE KLAPP, APPLICANTS & ATTORNEYS

MEETINGS WILL BE HELD AT THE RARITAN TOWNSHIP MUNICIPAL BUILDING, LOCATED AT 1 MUNICIPAL DRIVE, ROOM 160, Committee/Court Meeting Room.

*****ATTENTION BOARD MEMBERS:** If you are unable to attend this meeting it is important that you let the Planning Office know at least 2 days prior to the meeting.