

**ZONING BOARD OF ADJUSTMENT  
RARITAN TOWNSHIP, NEW JERSEY  
REGULAR VIRTUAL MEETING  
October 15, 2020**

**THIS MEETING WILL START AT 7:00 PM.**

**THE MEETING WILL 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://us02web.zoom.us/j/2953351895>

**Meeting ID: 295 335 1895**

**IF YOU DO NOT HAVE ACCESS TO A PHONE OR COMPUTER WITH A CAMERA, YOU MAY CALL INTO THE MEETING FOR AUDIO ONLY. Dial by your location: +1 312 626 6799 US (Chicago), +1 929 205 6099 US (New York), +1 301 715 8592 US (Germantown), +1 346 248 7799 US (Houston), +1 669 900 6833 US (San Jose), +1 253 215 8782 US (Tacoma)**

**Meeting ID: 295 335 1895**

**AGENDA:**

**6:30 P.M. LINK WILL OPEN – 7:00 P.M. MEETING STARTS**

**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) Bradford Perry

C. Other Personnel

Jonathan E. Drill Esq.

Antoine Hajjar, Township Engineer

Jeffrey Vaccarella, Township Assistant Planner

Jessica Caldwell, Board 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) September 17, 2020
  - (2) October 1, 2020

#### **5. RESOLUTIONS**

- a. Resolution 2020-10, Penn Partners, LLC “Fred Beans” – 180 NJSH 31 & US Hwy 202, BOA-12-2019
- b. Resolution 2020-13, Jason Hassler – 16 Bacorn Road, BOA-09-2020
- c. Resolution 2020-15, Lester and Karen Podolec – 166-164 Sergeantsville Road, BOA-16-2020
- d. Resolution 2020-17, Public Service Electric & Gas Company – Roseland-Lambertville Right-of-Way, BOA-24-2019

#### **6. APPLICATIONS**

- a. BOA CASE No. 08-2020  
APPLICANT: Brideside Adult Day Centers, Inc.  
LOCATION: Block 8, Lot 19.01 – 16 Sand Hill Road  
APPLICATION: Minor Site Plan with d-Variances
- b. BOA CASE No. 07-2020  
APPLICANT: Allison Eisenberg  
LOCATION: Block 44.02, Lot 6 – 8 Jacob Court  
APPLICATION: c-Variance and d-Variance
- c. BOA CASE No. 20-2020  
APPLICANT: Amber Crystal Enterprises, LLC  
LOCATION: Block 84, Lot 25 – 123 Copper Hill Road  
APPLICATION: Certification of Non-Conforming Use

- 7. NEXT BOARD MEETING** – November 5, 2020  
November 19, 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

**THIS MEETING WILL BE HELD VIRTUALLY BY FOLLOWING THE ABOVE LINK.**

**\*\*\*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.