

**RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**MINUTES**

**February 15, 2018**

**7:30 p.m.**

**1. CALL TO ORDER:**

Chairman John Gudelis called the meeting of the Raritan Township Zoning Board of Adjustment to order at 7:30 p.m.

**2. NOTICE OF MEETING:**

The notice requirements of the Open Public Meetings Act were read into the record by Chairman Gudelis.

**3. ROLL CALL:**

**Members Present:**

Chairman John Gudelis  
Vice Chairman Kevin Kuhl  
Cynthia Schaefer  
Alicia Dominguez  
Randy Block  
Steve Farsiou  
Roger Ahrens  
James Ferraro

**4. ALSO PRESENT:**

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Township Planner

**5. APPEARANCES:**

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

FERRARO & STAMOS, LLP  
Rockleigh Business Center  
22 Paris Avenue  
Suite 105  
Rockleigh, NJ 07647  
Attorneys for T-Mobile Northeast, LLC  
BY: FRANK FERRARO, ESQ.

**6. BOARD MEMBERS AND COUNSEL:**

- a. **Comments:** None
- b. **Announcements:** None
- c. **Distribution Correspondence:** None
- d. **Minutes:**

A motion was made by Roger Ahrens to accept the Minutes as written of the meeting of January 18, 2018, seconded by Alicia Dominguez.

(All members voted in the affirmative.)

**7. RESOLUTIONS:**

**(1) RESOLUTION #2017-20  
DOMINICK SEMPERVIVE**

Kevin Kuhl made a Motion to adopt the Resolution with corrections, seconded by Randy Block.

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

**(2) RESOLUTION #2017-25  
SPRINT SPECTRUM**

James Ferraro made a Motion that the Resolution be approved, seconded by Roger Ahrens.

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

**(3) RESOLUTION #2017-26  
STAVOLA FLEMINGTON LAND, LLC**

Cynthia Schaefer made a Motion to approve the Resolution, seconded by Steve Farsiou.

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

**8. APPLICATIONS:**

- A. Board of Adjustment Case No. 2-2018  
APPLICANT: Roman Shor  
LOCATION: BLOCK 7, LOT 30.01  
APPLICATION: C-Variances**

Chairman Gudelis indicated he had received an email addressed to Tony Hajjar requesting an adjournment of the matter until March 15, 2018 without the need for further notice.

The Board agreed to such adjournment.

- B. Board of Adjustment Case No. 13-2017  
APPLICANT: Stothoff Route 31  
LOCATION: BLOCK 33, LOTS 1 and 1.01  
APPLICATION: D-Variances, Minor Subdivision**

Chairman Gudelis indicated that Steven Gruenberg, the attorney for Richard Stothoff requested an adjournment until March 1, 2018 with no need for further notice.

The Board agreed to said adjournment.

**C. Board of Adjustment Case No. 01-2018**  
**APPLICANT: T-Mobile Northeast, LLC**  
**LOCATION: BLOCK 63.14, LOT 32**  
**APPLICATION: Site Plan Waiver**

Frank Ferraro, of the Law Firm Ferraro & Stamos, appeared representing the applicant. He indicated that it is a site plan waiver in order to upgrade an existing T-Mobile facility located at 20 Johanna Farms Road. He indicated there would be no change to the equipment at grade and they are requesting a site plan waiver under Federal Legislation 27USCH55, as well as under the Township's Ordinance, the site plan ordinance section 16.14.020, subsections B and C which speak to normal maintenance and also upgrades which do not impact either the existing circulation, drainage, building arrangements, landscape buffering, lighting or other considerations.

Attorney Ferraro stated that the improvements are relevant to the existing tower. He presented Roger Johnson, a licensed professional engineer in the State of New Jersey who was sworn along with Antoine Hajjar, the Township Engineer.

Engineer Johnson indicated after reviewing the existing conditions and what is being proposed in this upgrade. The applicant is proposing two new cables to be routed along the existing pathway and routed up inside of the pole. There will be no ground disturbance nor any impact as to the width of the tower or the height of the tower. There will be no concealment elements of the tower itself.

After deliberations, Randy Block made a Motion to approve the Application, seconded by Cynthia Schaefer.

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

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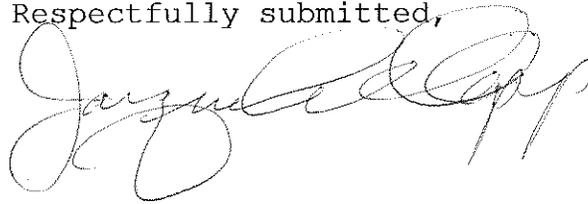
**9. NEXT BOARD MEETING:**

The Board's next scheduled meeting is March 1, 2018, followed by March 15, 2018.

**10. MEETING ADJOURNMENT:**

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp". The signature is written in black ink and is positioned below the typed name.

JACQUELINE KLAPP