

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY**

FEBRUARY 20, 2020

MINUTES

1. CALL TO ORDER:

The meeting was called to order by Chairperson Cynthia Schaefer at 7:30 p.m.

2. NOTICE REQUIREMENTS:

The notice requirements of the Open Public Meetings Act were read into the record by Chairperson Cynthia Schaefer.

3. ROLL CALL:

Board Members Present:

Cynthia Schaefer, Chairperson
John Gudelis
Kevin Kuhl
Alicia Dominguez
Randy Block
Jeff Anclien

Members Absent:

Steve Farsiou
Roger Ahrens
Jim Ferraro

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jeff Zaccarella, Assistant Township Engineer
Jessica Caldwell, Planner
Dennis Concannon, Fire Marshall

5. APPEARANCES:

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

A motion was made by Chairperson Schaefer to accept the absences of Steve Farsiou, Roger Ahrens and Jim Ferraro, seconded by Kevin Kuhl.

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

6. BOARD MEMBERS AND COUNCIL:

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

January 16, 2020

Randy Block made a motion to approve the minutes of the January 16, 2020 meeting, seconded by Jeff Anclien.

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

Closed Session Minutes of January 16, 2020

A motion was made by Randy Block to approve the minutes of the closed session of the January 16, 2020 meeting, seconded by Jeff Anclien.

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

7. RESOLUTIONS:

- (1) RESOLUTION #2019-22**
Benjamin Webb
47 Rustic Trail
Board of Adjustment Case No. 20-2019

Alicia Dominguez made a motion that Resolution Number 2019-22 be adopted, seconded by Randy Block.

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

8. APPLICATIONS:

- (A) Board of Adjustment Case No. 15-2006**
APPLICANT: Joshua Kostelansky
LOCATION: Block 36, Lot 15
212 Pennsylvania Avenue
APPLICATION: Time Extension

Engineer Hajjar indicated that the applicant had obtained a construction permit to build a house on the above property. A conditional approval was granted to create a conservation easement, which they never did.

Attorney George Dilts, of the Dilts & Koester Law Firm, Flemington, New Jersey, called to indicate that they would make the corrections and amendments to comply with Resolution Number 2006-20, if the Board agreed. He stated that if there were any questions, he would appear at the next Board meeting to discuss the matter further.

This application is for a time extension to complete all of the involved work.

Kevin Kuhl made a motion to approve the Time Extension requested, seconded by Randy Block.

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

(B) Board of Adjustment Case No. 22-2019
APPLICANT: Linda Matos
LOCATION: Block 75, Lot 6
318 Old York Road
APPLICATION: Certification of Pre-Existing
Non-Conforming Use

Linda Matos, residing at 318 Old York Road appeared before the Board representing her family. She presented Annette Housel who was sworn, along with Ms. Matos, Antoine Hajjar, Jeff Zaccarella, Dennis Concannon and Jessica Caldwell.

Ms. Matos indicated that her family purchased the property in 1998 from Dr. Teller, the Baptist Minister at the American Baptist Church on Main Street.

Attorney Drill stated that there are three houses on the aforementioned property on Old York Road. A single-family house, which is Building one where Ms. Matos resides; Building 2, which is another single-family dwelling which has one person residing on one side, plus two boarders; and Building 3, which has three boarders.

Ms. Matos presented exhibits showing the three buildings and indicated that they existed prior to 1957. Therefore, they are lawfully created, pre-existing, non-conforming uses.

After presenting her testimony describing the buildings, as well as the testimony of Annette Housel, Ms. Matos indicated that she had witnesses who could testify as to the years the residences were occupied, but they would not be able to travel to Hunterdon County due to their ages. Therefore, Attorney Drill stated that if the witnesses could be presented on Skype or Facebook, the Board could hear their testimony at the next meeting.

The application was adjourned until the March 5, 2020 hearing.

- (C) **Board of Adjustment Case No. 17-2019**
APPLICANT: Hunterdon Sports Complex
LOCATION: Block 36.01, Lot 17
426 Case Boulevard
APPLICATION: C Variance for Signage

The matter was adjourned at the request of Attorney Anthony Koester of the Dilts & Koester Law Firm, and as the notices are in order, there will be no need for further notice.

9. NEXT BOARD MEETINGS:

The next Board meetings will be March 5, 2020, and March 19, 2020.

10. ADJOURNMENT

Kevin Kuhl made a motion that the meeting be adjourned until March 5, 2020, seconded by Alicia Dominguez.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP