

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

March 1, 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
Randy Block
James Ferraro

Members Absent:

Alicia Dominguez
Steve Farsiou
Roger Ahrens

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner
John Morgan Thomas, Township Landscape Architect

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.

Messrs. Scholl, Whittlesey & Gruenberg, LLC
1 East Main Street
Flemington, New Jersey 08822
Attorneys for Stothoff Route 31
BY: STEVEN GRUENBERG, ESQ.

6. BOARD MEMBERS AND COUNSEL:

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

7. RESOLUTIONS: None

8. APPLICATIONS:

- A. **Board of Adjustment Case No. 13-2017**
APPLICANT: Stothoff, Route 31
LOCATION: BLOCK 33, LOTS 1 and 3 in Raritan Township
BLOCK 28, LOTS 8 AND 9 in Flemington Borough
APPLICATION: D-Variances, Minor Subdivision and Minor
Site plan

Attorney Steven Gruenberg of the Law Firm Scholl, Whittlesey & Gruenberg, LLC, appeared on behalf of the applicant and indicated that there were some issues raised at the previous

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Board Hearing of this matter, and the applicant reviewed the Application and made a few corrections.

Eric Rupnarain of the engineering firm Goldenbaum Baill in Lambertville, New Jersey, appeared with Richard Stothoff to testify as to the matter. He indicated that at the previous meeting a couple of issues had been raised regarding the access and the screening of the outdoor storage area from Emery Avenue. He stated that to address the screening the applicant will construct a board-on-board fence from the south easterly corner of proposed Lot 1.01 through the proposed lot. He stated the length of the fence will be approximately 25 feet long and the fence extends from the southeasterly corner of proposed Lot 1.01 through Lot 1.

After hearing the testimony, Mr. Drill indicated that there is an Appellate Division Case as to C-2 Variances which says it is not just the benefit that results in the particular variance but the benefit that will result in the entire proposed development. He indicated that based on the testimony he believes there were special reasons for a D Variance. Mr. Gruenberg stated that there is a different standard in D-1 Variances as to the aspect of the positive criteria.

After hearing the discussion, the witness indicated that the public good would not be impaired, and that it has been proven that the site can certainly accommodate the use despite the deviations from the floor area ratio standards.

During deliberations Mr. Kuhl indicated that he believed the enhanced presentation of the landscape, the fencing, the grade and the various changes to the parking lot will enhance the public safety, improve the traffic and be an overall improvement for the community.

The Board agreed to carry the matter until the March 15, 2018 Hearing to vote for or against the Application.

9. NEXT BOARD MEETING:

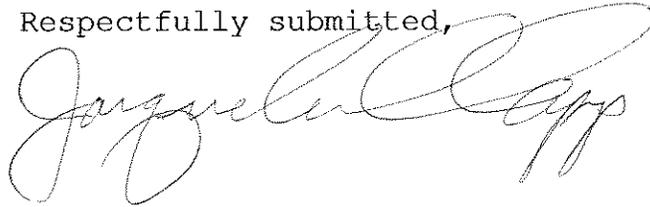
The Board's next scheduled meeting is March 15, 2018.

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10. MEETING ADJOURNMENT:

The meeting was adjourned at 10:00 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