

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY
MINUTES
MARCH 21, 2019**

1. CALL TO ORDER:

The meeting was called to order by Vice Chairman Kevin Kuhl at 7:30 p.m.

2. NOTICE REQUIREMENTS:

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

3. ROLL CALL:

Members Present:

Vice Chairman Kevin Kuhl
Cynthia Schaefer (arrived at 8:10 p.m.)
Alicia Dominguez
Rogers Ahrens
Jeff Anclien

Members Absent:

Chairman John Gudelis
Steve Farsiou
Randy Block
James Ferraro

A motion was made by Alicia Dominguez to accept the request for absenteeism of the named Board members, seconded by Roger Ahrens.

(On voice vote, all members voted in the affirmative.)

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Planner

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.

MICHAEL RODGERS, ESQ.
2 W. Union Avenue
Bound Brook, New Jersey 08805
Attorney for the Applicant Shanti, LLC

6. BOARD MEMBERS AND COUNSEL:

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

7. RESOLUTIONS:

- (1) **RESOLUTION #2019-01**
FIRST ENERGY/JCP&L
201 Highway 202/31 South
Flemington, New Jersey

Attorney Drill indicated that this Resolution is dated March 19, 2019, and has been reviewed and is acceptable to the applicant's attorney as well as the Board professionals. Jeff Anclien made a Motion that Resolution No. 2019-01 be adopted, seconded by Alicia Dominguez.

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

8. APPLICATIONS:

- A. Board of Adjustment Case No. 14-2018**
APPLICANT: Shanti, LLC
LOCATION: Block 41.03, Lot 3
305 Highway 12
Flemington
APPLICATION: Bifurcated D Variance

Attorney Michael Rodgers of Bound Brook, New Jersey appeared representing the applicant and indicated that he would present his engineer, Ian Hill, as well as his planner, Beth McManus, to testify as to the reasons for the Application.

Engineer Hill indicated that this property was formerly used as a farm stand, as well as sale of landscaping supplies. A relatively large portion of the property has been treated with a stone cover.

The proposed operation of the facility will have paved parking in front and on the westerly side of the building. The applicant will be providing a loading zone as per the Ordinance. There is a "will serve" letter from the New Jersey American Water Company, as well as electric and telephone poles in front of the property. There will be an on-site septic system as sewer service does not extend to that area.

Engineer Ian Hill and Planner Beth MacManus testified as to the reasons that the property can be used for the intended purposes. No relief is needed for impervious coverage. Ms. MacManus discussed the negative and the positive criteria and indicated no variance is needed for signage as they are not requesting anything more than what the Ordinance permits.

Members of the audience indicated that they would not be testifying about the use variance, but they would be back for the site plan testimony.

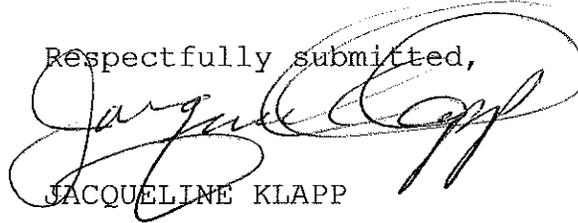
After hearing the testimony and reviewing the exhibits as well as cross-examining the witnesses, Cynthia Schaefer made a Motion that the Application be granted with conditions, seconded by Roger Ahrens.

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

9. NEXT BOARD MEETINGS:

The next Board meeting will take place on April 4, 2019 and followed by April 18, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacqueline Klapp", written in a cursive style. The signature is positioned above the printed name.

JACQUELINE KLAPP