

ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY

MINUTES

MAY 30, 2019

1. CALL TO ORDER:

Vice Chairman Kevin Kuhl called the meeting to order at 7:30 p.m. and read the notice requirements of the Open Public Meetings Act into the record.

2. ROLL CALL:

Members Present:

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

Recused:

Chairman John Gudelis

3. ALSO PRESENT:

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

A P P E A R A N C E S:

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

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for National Mosaic Company, LLC
and Brinkerhoff Enterprises
BY: ANTHONY E. KOESTER

4. BOARD MEMBERS AND COUNSEL COMMENTS,
DISTRIBUTION AND CORRESPONDENTS:

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

1. APRIL 18, 2019

Cynthia Schaefer made a motion to approve the minutes of April 18, 2019, seconded by Steve Farsiou.

(On roll call, all eligible members voted in the affirmative with the exception of Randy Block and Jeff Ancien who abstained.)

2. MAY 16, 2019

Roger Ahrens made a motion to approve the minutes of May 16, 2019, seconded by Steve Farsiou.

(On roll call, all eligible members voted in the affirmative with the exception of Alicia Dominguez and Randy Block who abstained.)

6. APPLICATIONS:

- a. BOARD OF ADJUSTMENT CASE 04-2017
APPLICANT: NATIONAL MOSAIC COMPANY, LLC

Attorney Anthony Koester of the law firm Dilts & Koester, Flemington, New Jersey, appeared and indicated their application is for a third extension from the original approval. The original application was with regard to erecting a building for refrigerated frozen storage, dry goods storage, warehousing and office space. The application was granted on December 7, 2017. This request is to extend the date until December 7, 2022.

After hearing the presentation, Steve Farsiou made a motion to grant the extension, seconded by Randy Block.

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

b. BOARD OF ADJUSTMENT CASE NO. 06-2019
APPLICANT: BRINKERHOFF ENTERPRISES

Attorney Anthony Koester of the law firm Dilts & Koester, Flemington, New Jersey, appeared and indicated the application is in regard to a particular lot which has already been built at 4 Thames Lane, located in the R-3 single family residential zoning district. The application is required because the "as built" plan showed a line indicating state open waters. The plan was prepared for the owner under contract by Robert Clerico of Van Cleef Engineering. This line was not picked up on a plot plan, grading plan and driveway plan submitted previously for a building permit by Robert Zederbaum Engineering. The house was built over a conservation easement despite an Ordinance requirement for a 75 foot setback with regard to structures, and a 50 foot setback with regard to disturbed area.

In order to rectify the situation, a C variance application was submitted.

Attorney Koester presented Robert Clerico, Engineer; Kevin Kester, Architect, and Steven Lydon, a Planner with Burgis Associates in Westwood, New Jersey. Ronald and Robin Brinkerhoff were sworn along with John Morgan Thomas, Landscape Architect, Antoine Hajjar, Engineer, and Jessica Caldwell, Planner.

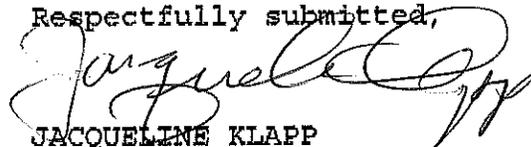
After hearing the testimony of the witnesses and examining the exhibits, Steve Farsiou made a motion that the application be granted, seconded by Cynthia Schaefer.

(After a discussion about conditions to be attached to the resolution, all members voted in the affirmative to approve the application.)

6. BOARD MEETING:

The next Board meeting is scheduled for June 6, 2019.

Respectfully submitted,



JACQUELINE KLAPP