

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

July 19, 2018

7:30 p.m.

1. CALL TO ORDER:

Vice Chairman Kevin Kuhl called the meeting 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 Vice Chairman Kevin Kuhl.

3. ROLL CALL:

Members Present:

Vice Chairman Kevin Kuhl
Cynthia Schaefer
Alicia Dominguez
Randy Block
Roger Ahrens

Members Absent:

Chairman John Gudelis
Steve Farsiou
Jim Ferraro

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
John Morgan Thomas, Township Landscape Architect

5. APPEARANCES:

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

MESSRS. PINILIS HALPERN
160 Morris Street
Morristown, New Jersey 07960
Attorneys for Sprint Spectrum Realty Company, LLC
BY: CHRISTOPHER QUINN, ESQ.

6. BOARD MEMBERS AND COUNSEL:

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

June 7, 2018

Roger Ahrens made a motion that the Minutes of June 7, 2018 be accepted as written, seconded by Randy Block.

(All members voted in the affirmative.)

7. RESOLUTIONS: None

8. APPLICATIONS:

- A. Board of Adjustment Case No. 11-2018**
APPLICANT: Diamond Communications and Cellcom
Doing Business as Verizon
LOCATION: Block 40, Lot 4

Attorney Christopher Quinn of the Law Firm Pinilis Halpern, Morristown, New Jersey, appeared representing the applicant of Block 40, Lot 4 for the application to be deemed complete. Mr. Quinn indicated that their lease expired and they are proposing a new structure in the northeast portion of the property. He stated that they would be applying for site plan approval as well as a variance at the next meeting. He stated that the applicant would be happy to comply with the comments in Engineer Hajjar's report.

Randy Block made a motion that the matter be approved for completeness, seconded by Alicia Dominguez.

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

- B. Board of Adjustment Case No. 13-2018**
APPLICANT: Sprint Spectrum Realty Company, LLC
LOCATION: Block 9, Lot 5.03
APPLICATION: Waiver of Site Plan

Attorney Christopher Quinn from the Law Firm Pinilis Halpern, Morristown, New Jersey, indicated that they would like to have the matter adjourned as they needed more time to discuss it with the property owner and the applicant.

The matter was adjourned until the August 16th meeting with no further notice required.

C. Board of Adjustment Case No. 05-2018
APPLICANT: Benjamin Webb
LOCATION: Block 6.15, Lots 22
APPLICATION: C Variances

Attorney Razin indicated that the matter is listed for August 2nd per the Notice.

D. Board of Adjustment Case No. 12-2018
APPLICANT: John T. Dawson
LOCATION: Block 15.08, Lot 1
APPLICATION: C Variance

John Dawson appeared before the Board and was sworn in along with Engineer Antoine Hajjar and the Township Landscape Architect, John Morgan Thomas.

Mr. Dawson indicated that he is seeking permission to install a pool on the side of his house as he is on a corner property. He stated that on the right side of the house is where the septic tank is located and the side where they wish to place the pool is more private and is the flattest part of their yard.

He indicated that he would submit for review and approval a grading plan and would be more than happy to install trees around the pool for screening as recommended by the Township Landscape Architect.

The applicant is also proposing an accessory structure in the front yard along with 4 foot high aluminum fencing.

A variance is needed pursuant to NJSA40:55D-70C for accessory structures in the front yard of the principle structure. He stated that it is a unique situation on a specific piece of property which creates exceptional practical difficulties for the property owner.

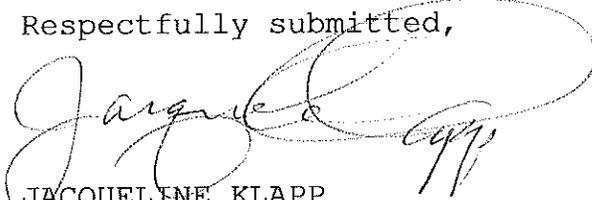
No one appeared in opposition, and after hearing the testimony and reviewing the exhibits, Roger Ahrens made a motion that the application be granted, seconded by Randy Block.

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

10. NEXT MEETINGS

The next meetings scheduled for the Board will be August 2, 2018 and August 16, 2018.

Respectfully submitted,



JACQUELINE KLAPP