

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

September 5, 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
Alicia Dominguez
Steve Farsiou
Roger Ahrens
James Ferraro (by telephone)

Members Absent:

Jeff Anclien
Randy Block

Member Recused:

John Gudelis

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer

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.

PRIME LAW
14000 Horizon Way
Suite 325
Mount Laurel, New Jersey 08054
Attorneys for the Applicant, Raritan Partners, LLC (Wawa)
BY: TIMOTHY M. PRIME, ESQ.

MESSRS. SCHOLL, WHITTLESEY & GRUENBERG
1 East Main Street
Flemington, New Jersey 08822
Attorneys for U.S. Fuel and Ranch Holdings, LLC
BY: STEVEN P. GRUENBERG, ESQ.

EDWARD GROH, ESQ.
7 Windsor Way
Flemington, New Jersey 08822
Objector

(Vice Chairman Kevin Kuhl made a motion to accept the requested absence of Jeff Anclien, seconded by Roger Ahrens.)

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

6. BOARD MEMBERS AND COUNSEL:

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

July 18, 2019

The Minutes of July 18, 2019 were moved for approval by Roger Ahrens, seconded by Cynthia Schaefer.

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

August 1, 2019

The Minutes of August 1, 2019 were moved for approval by Roger Ahrens, seconded by Steve Farsiou.

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

Randy Block

Attorney Drill indicated that Randy Block's wife just called to indicate that he is on his way to the hospital with a medical emergency.

(A discussion was held off the record between all Counsel involved.)

7. RESOLUTIONS:

**(1) RESOLUTION #2019-10
Brinkerhoff Enterprises**

Cynthia Schaefer made a motion to approve Resolution 2019-10, in the Brinkerhoff Enterprises application, seconded by Roger Ahrens.

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

**(2) RESOLUTION #2019-11
National Mosaic Company, LLC
29 Johanna Farms Road**

Roger Ahrens made a motion to approve Resolution 2019-11, for National Mosaic Company, LLC, seconded by Alicia Dominguez.

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

8. APPLICATIONS:

- (1) Board of Adjustment Case No. 07-2018
APPLICANT: Raritan Partners, LLC (Wawa)
LOCATION: Block 15, Lots 20 and 20.01
Route 31 and New Castle Way
APPLICATION: Site Plan and C and D Variances**

Attorney Drill indicated that based upon the medical emergency of Randy Block, the matter of Raritan Partners is being adjourned until September 19, 2019. He asked Attorney Prime if the applicant would consent to an extension of time until the end of October. Mr. Prime agreed.

Jim Ferraro then disconnected the telephone call to Attorney Drill.

- (2) Board of Adjustment Case No. 15-2019
APPLICANT: Ranch Holdings, LLC
LOCATION: Block 15, Lot 61
11 New Castle Way
APPLICATION: Site Plan - C Variance for Deck in Front
Yard Setback**

Attorney Gruenberg indicated that this property is a corner lot that has two front yards, two side yards but no rear yard.

The property owner wants to install a deck onto what would be

the rear yard of the home which actually is one of the front yards.

Joel Nordmeyer and Antoine Hajjar were sworn as witnesses.

Mr. Nordmeyer indicated that he is the supervisor for Ranch Holdings, which is a renovation company located in Annandale, New Jersey. Mr. Nordmeyer stated that the lot is 160 feet wide although the ordinance requirement is 200 feet. It is a pre-existing condition. The front of the house is on New Castle Way, and when you are looking at the side of the house, the front would be to the right side. The house is 40 or 50 years old and was in its location before Chamberlain Road was built.

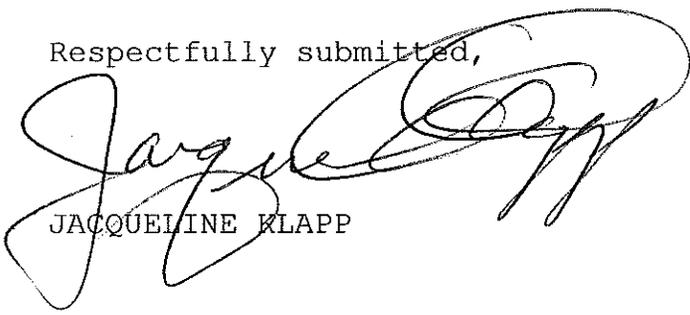
After hearing the testimony and reviewing the photographs presented by the applicant and Mr. Nordmeyer's agreement that all vegetation along the Chamberlain Road frontage including the two big trees will not be removed, Steve Farsiou made a motion to approve the application with the conditions set forth, seconded by Cynthia Schaefer.

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

9. NEXT BOARD MEETINGS:

The next Board meeting is scheduled for September 19, 2019, and then October 3, 2019.

Respectfully submitted,



JACQUELINE KLAPP