

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY
SEPTEMBER 20, 2018
MINUTES**

1. CALL TO ORDER:

Meeting was called to order by Vice Chairman Kevin Kuhl 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 Kuhl.

3. ROLL CALL:

Members Present:

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

Member Absent:

Chairman John Gudelis
Steve Farsiou

4. OTHER PERSONNEL:

Antoine Hajjar, Township Engineer
David Manhardt, Board 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 Zoning Board of Adjustment
BY: KATIE J. RAZIN, ESQ.

MESSRS. PINILIS HALPERN
160 Morris Street
Morristown, New Jersey 07960
Attorneys for Diamond Communications and Cellco Doing
Business as Verizon
BY: CHRISTOPHER QUINN, ESQ.

6. BOARD MEMBERS AND COUNSEL:

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

7. RESOLUTIONS:

- (1) **RESOLUTION #2018-12**
JOHN DAWSON, 1 Windsor Way, Flemington, New Jersey

Tabled.

8. APPLICATIONS:

- A. **Board of Adjustment Case No. 05-2018**
APPLICANT: Benjamin Webb
LOCATION: Block 6.15, Lot 22
APPLICATION: C Variances
Solar Panels for His Home

Benjamin Webb and Daniel Dunzik, an architect, were previously sworn at the August meeting of the Zoning Board of Adjustment. (Cynthia Schaefer recused herself from this application.)

David Manhardt was sworn, John Morgan Thomas and Antoine Hajjar were previously sworn on this application.

Architect Dunzik presented photographs of the property and the location where the solar arrays would be placed.

Architect Dunzik indicated that there would be no glare or reflection coming from the property, therefore there would be no impact on the neighborhood.

Because of the uniqueness of the property, a variance is necessary for the rear setback, due to the shape of the land and the concourse. Also, the issue of saving trees is part of the location for this use on the land.

After hearing the testimony of the witnesses as well as the experts, Jim Ferraro made a motion that the application be approved, seconded by Roger Ahrens for all three variances including setback and hard surface variances.

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

- B. Board of Adjustment Case No. 11-2018**
APPLICANT: Diamond Communications and Cellco
Doing Business as Verizon
LOCATION: Block 40, Lot 4
APPLICATION: Preliminary and Final Site Plan
D-1 and D-6 Variances

Attorney Christopher Quinn of the Pinilis Halpern Law Firm, Morristown, New Jersey, appeared representing the applicant, Diamond Communications and Cellco doing business as Verizon. He indicated that it was a continuation from a hearing that took place last month.

The property is located in the industrial zone, and Verizon had a telecommunication facility, antennas and equipment on a water tank on the property of U.S. Bronze for decades, but because of the expiration of the lease and the landlord's wanting to redevelop his property, they need to move their cell tower.

A description of the type of cell tower, whether to install a stealth tower or a monopole was discussed by the Board and photo simulations were produced to indicate what was being requested and concealment techniques. Attorney Quinn indicated that if it

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were to be a monopole, they are anticipating that other carriers will want to be placed on the same tower.

Frank Colasurdo, Diamond's architect, indicated that the area is filled with commercial and industrial uses, and is therefore well-suited from a land use planning perspective.

Paul Ricci, a Planner, testified as to the location and the necessity for having it located within the immediate area.

After reviewing the Board's experts' reports, the applicant agreed that the impact on the site could be mitigated. Engineer Hajjar questioned whether a lightning rod would be inserted on the pole, which Mr. Colasurdo agreed to. Mr. Hajjar also requested that screening be placed around the rear fencing to ensure screening from whatever type development is installed on the adjoining property, which the applicant agreed to.

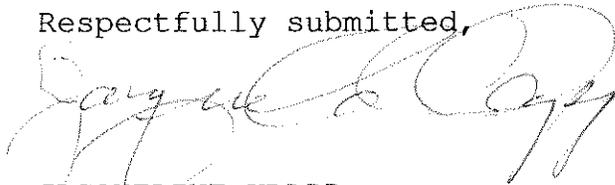
After hearing the testimony, reviewing the exhibits and questioning the witnesses, Roger Ahrens made a motion that the application be approved subject to the landscaping additions, seconded by Cynthia Schaefer.

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

9. NEXT MEETINGS:

The next Board meetings are scheduled for October 4, 2018 and October 18, 2018 for the Wawa application.

Respectfully submitted,



JACQUELINE KLAPP