

RARITAN TOWNSHIP BOARD OF ADJUSTMENT

MINUTES

September 21, 2017

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:

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

3. ROLL CALL:

Members Present:

John Gudelis, Chairman (arrived late)
Vice Chairman, Kevin Kuhl
Cynthia Schaefer
Randy Block
Judy Dreher
Roger Ahrens (Alternate)
James Ferrara (Alternate)

Members Absent:

Steve Farsiou
Alicia Dominguez

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

5. APPEARANCES:

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

VOGEL, CHAIT, COLLINS and SCHNEIDER
25 Lindsley Drive
Suite 200
Morristown, New Jersey 07960
Attorneys for the Applicant
BY: DAVID SOLOWAY, ESQ.

6. BOARD MEMBERS AND COUNSEL:

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

7. RESOLUTIONS: None.

8. APPLICATIONS:

- A. **Board of Adjustment Case No. 18-2017**
APPLICANT: Cellco Partnership, doing business as Verizon
Wireless
LOCATION: BLOCK 63.14, LOT 32

This application is to replace and upgrade a wireless communications tower.

Attorney David Soloway of the Law Firm Vogel, Chait, Collins and Schneider, 25 Lindsley Drive, Morristown, New Jersey, appeared on behalf of the applicant, Cellco Partnership, doing business as Verizon Wireless. He indicated that the application relates to an existing cell communications facility at Johanna Farms which is Block 63, Lot 14.32. He stated that the facility presently has a 130 foot high monopole on which three carriers have installations. The monopole was initially approved in 2002.

He indicated that Verizon Wireless was approved to go on the pole in 2003 and they were approved over a year ago to replace seven of the antennas with new ones and to reposition the remaining five. He stated that they were back for another update of their equipment.

He stated that they are requesting removing and replacing three antennas, and they would like to shift a few of the other ones around a little bit, and re-position what was previously approved by the Board.

He presented as his witness Frank Colasurdo, a licensed architect in the State of New Jersey who is employed by Crown Castle, who prepared the plans for the upgrade for Verizon. He stated this would make it more powerful, so the antennas would be more efficient. They could handle more calls and process the calls quicker. They comply with all of the current regulations as well as paint color, as requested by the Board previously.

After hearing the testimony of the witness, Mr. Block made a Motion the application be approved, seconded by Ms. Schaefer.

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

Attorney Soloway requested that they would appreciate proceeding with their work before the resolution is approved, which Engineer Hajjar agreed to.

B. Board of Adjustment Case No. 16-2017
APPLICANT: Adam Briant
LOCATION: BLOCK 22, LOT 48

This is a C-1 Variance for an Expansion of a Non-Conforming Dwelling.

Chairman Gudelis indicated that he had some concerns about proceeding with this application. The attorney would explain the reasons why.

Attorney Razin indicated that this application originally was noticed for a two-story addition to the dwelling on the property, but subsequent to that application being filed, it was determined that additional variance relief relative to the property would be requested. Attorney Razin indicated it could be two variances or three related to a pole barn and the front steps. Those variances were not included in the notice. She stated that the matter would have to be re-noticed with all of the relief for the October 5th meeting.

Attorney Razin stated that the Board would be able to hear the application of the first portion of the case on the two-story addition this evening, but they would not be able to vote until they heard the entire application.

The Board agreed to hear the first part of the application, and Mr. Bryant was sworn in as a witness. He stated that the home is located on Oak Grove Road and he has owned it since 1998. It is a tiny home built before the road was put in. It is too close to the road, and he wants to put an addition off of the back of the home 28 feet by 26, and it is 2 feet short. He stated that there is a septic already upgraded to handle a three bedroom, three bath home.

He stated there is no front porch, and he had called a prefab company and had a step put there.

Engineer Hajjar indicated that it is an existing non-conforming use.

Mr. Bryant indicated that the existing barn is under 900 square feet, and it is a two-story. It is a small home which was originally renovated.

Engineer Hajjar indicated it encroaches into the setback, and without the steps it is 20.7 feet where 50 is required.

After hearing the testimony of the applicant on this subject, the matter was adjourned until the October 5th meeting to complete the application.

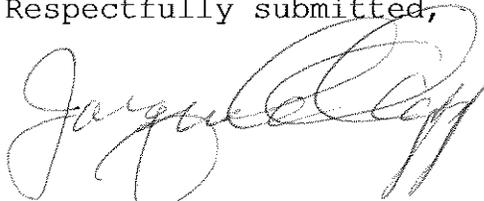
9. NEXT BOARD MEETING:

The next Board meeting is scheduled for October 5, 2017 followed by October 19, 2017.

10. MEETING ADJOURNMENT:

Mr. Block made a Motion that the hearing be adjourned until October 5th at 8:43 p.m., seconded by Ms. Schaefer.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", written in black ink.

JACQUELINE KLAPP