

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

**MINUTES**

October 17, 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 Kevin Kuhl.

**3. ROLL CALL:**

**Board Members Present:**

Chairman John Gudelis (arrived at 8:00 p.m.)  
Vice Chairman Kevin Kuhl  
Cynthia Schaefer  
Alicia Dominguez  
Randy Block  
James Ferraro  
Jeff Anclien

**Members Absent:**

Steve Farsiou  
Roger Ahrens

**4. ALSO PRESENT:**

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Township Planner

**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.

MESSRS. SCHOLL & WHITTLESEY  
1 East Main Street  
Flemington, New Jersey 08822  
Attorneys for the Flemington Water Department  
BY: DONALD SCHOLL, ESQ.

A motion was made by Vice Chairman Kuhl to accept the absences of Steve Farsiou and Roger Ahrens, seconded by Alicia Dominguez.

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

**6. MEMBERS AND COUNCIL:**

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

**September 5, 2019**

James Ferraro made a motion to approve the Minutes of September 5, 2019, seconded by Cynthia Schaefer.

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

September 19, 2019

Randy Block made a motion that the Minutes of September 19, 2019 be approved, seconded by Alicia Dominguez.

(On roll call, all eligible members voted in the affirmative, with the exception of James Ferraro who abstained.)

7. **RESOLUTIONS:** None.

8. **APPLICATIONS:**

- (1) **Board of Adjustment Case No. 14-2019**  
**APPLICANT: Jozef and Yarka Kepic**  
**LOCATION: Block 85, Lot 7.03**  
**85 Everitts Road**  
**APPLICATION: C Variance for Expansion of Detached Garage**

At the commencement of this case, Attorney Drill swore both Jozef and Yarka Kepic and Antoine Hajjar as witnesses. Engineer Hajjar indicated that he had received a complaint about a business being operated out of a residence at 85 Everitts Road. Upon investigation he found a large pole barn for storage of vehicles and equipment, as well as inventory.

All of the equipment was removed, and the applicants have ceased the operation of the business. The complaining neighbor indicated that they have not seen any business activity on the site since that time. Engineer Hajjar also went onto the Internet at the website for said business and the website indicated that they had moved their business elsewhere.

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The application is for a C Variance to allow them to have the garage which is approximately 1,800 square feet where 1,500 is the maximum allowed.

After hearing the testimony of the witnesses and reviewing exhibits such as a Deed for property in Hillsborough Township that was purchased by the applicants, and photographs of the site, James Ferraro made a motion to approve the application with conditions, seconded by Alicia Dominguez

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

- (2) Board of Adjustment Case No. 18-2019**  
**APPLICANT: Flemington Water Department**  
**LOCATION: Block 50, Lot 4**  
**37 Shields Avenue**  
**APPLICATION: Preliminary and Final Site Plan with**  
**D Variances - Completeness Only**

Attorney Donald Scholl of the Scholl and Whittlesey Law firm at 1 East Main Street, Flemington, New Jersey, indicated by way of overview, this is an 80-foot-high water tower sometimes called a "standpipe", which is synonymous. It is an older standpipe and the Borough doesn't want it to pass its shelf life.

Attorney Drill indicated that this is for completeness review only, so therefore the Board does not have to get into the merits of the matter. There was no one present from the public on this matter. Attorney Drill indicated he did not want anyone to have grounds to appeal the application, and they were only doing a work session. If you read Engineer Hajjar's report, he doesn't have any objection to the waivers requested.

Attorney Drill suggested that the Board indicate a resolution is not necessary on this application, and a hearing will be on November 7, 2019.

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James Ferraro moved to grant the waiver, seconded by Kevin Kuhl.  
(On roll call, all eligible members voted in the affirmative.)

**9. NEXT BOARD MEETINGS:**

The next Board meeting will be held on November 7, 2019, and  
December 5, 2019.

Respectfully submitted,

*Jacqueline Klapp*  
JACQUELINE KLAPP