

**RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**MINUTES**

**October 19, 2017**

**7:30 p.m.**

**1. CALL TO ORDER:**

Chairman John Gudelis called the meeting to order at 7:30 p.m. and read the notice requirements of the Open Public Meetings Act into the record.

**2. ROLL CALL:**

**Members Present:**

Chairman John Gudelis  
Cynthia Schaefer  
Alicia Dominguez  
Randy Block  
Roger Ahrens, Alternate  
James Ferrara, Alternate

**Member Absent:**

Kevin Kuhl  
Steve Farsiou  
Judy Dreher (resigned from Board)

**3. ALSO PRESENT:**

Antoine Hajjar, Township Engineer

**4. APPEARANCES:**

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

MESSRS. STARK & STARK  
993 Lenox Drive  
Building 2  
Lawrenceville, New Jersey 08648  
Attorneys for Fred Beans Imports  
BY: ERIC S. GOLDBERG, ESQ.

**5. BOARD MEMBERS AND COUNSEL:**

- a. **Comments:** None
- b. **Announcements:** None
- c. **Distribution and Correspondence:** None.
- d. **Minutes of September 21, 2017:**

Randy Block made a Motion to adopt the Minutes of September 21, 2017, seconded by Roger Ahrens.

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

**6. RESOLUTIONS:**

- (1) **RESOLUTION #2017-10**  
**GILBERT & CHRISTINA CARDOSA**  
**Board of Adjustment Case No. 1-2017**

After reviewing the corrections to the Resolutions, Ms. Dominguez made a Motion to adopt said Resolution, seconded by Mr. Block.

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

- (2) **RESOLUTION #2017-11**  
**CELLCO PARTNERSHIP, doing business as Verizon Wireless**  
**37 Shield Avenue**  
**Board of Adjustment Case No. 8-2017**

After making corrections to the Resolution, Cynthia Schaefer made a Motion to adopt the resolution, seconded by Alicia Dominguez.

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

- (3) **RESOLUTION #2017-12**  
**CELLCO PARTNERSHIP, doing business as Verizon Wireless**  
**356 Route 31**  
**Board of Adjustment Case No. 9-2017**

After correcting typos on this Resolution, Cynthia Schaefer made a Motion to adopt the Resolution, seconded by Alicia Dominguez.

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

- (4) **RESOLUTION #2017-13**  
**T-MOBILE NORTHEAST, LLC**  
**79 River Road**  
**Board of Adjustment Case No. 3-2017**

After correcting typographical errors in the text, Alicia Dominguez made a Motion that this Resolution be adopted, seconded by Cynthia Schaefer.

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

- (5) **RESOLUTION #2017-14**  
**T-MOBILE NORTHEAST, LLC**  
**207 Everitts Road**  
**Board of Adjustment Case No. 3-2016**

After making corrections to typographical errors in the text, Cynthia Schaefer made a Motion to adopt said Resolution, seconded by Randy Block.

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

- (6) **RESOLUTION #2017-15**  
**CELLCO PARTNERSHIP, doing business as Verizon Wireless**  
**408 Route 202**  
**Board of Adjustment Case No. 14-2017**

After making typographical error corrections, Cynthia Schaefer made a Motion to adopt this Resolution, seconded by Alicia Dominguez.

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

- (7) **RESOLUTION #2017-16**  
**CELLCO PARTNERSHIP, doing business as Verizon Wireless**  
**184 Klinesville Road**  
**Board of Adjustment Case No. 11-2017**

After correcting typographical errors, Mr. Drill indicated to the Board that there is a shortage in the escrow fund, and even if the Board approves the Resolution, they should not sign it until the monies are posted.

Cynthia Schaefer made a Motion that the Resolution be approved but not signed until the escrow fund is whole, seconded by Roger Ahrens.

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

## **7. APPLICATIONS:**

- A. Board of Adjustment Case No. 15-2017**  
**APPLICANT: Fred Beans Imports of Flemington, New Jersey**  
**LOCATION: Block 80, Lot 5**  
**APPLICATION: A D-3 Conditional Use Variance, Conditional Use Approval, Minor Site Plan and Site Plan Waiver**

Eric Goldberg of the Stark & Stark Law Firm, Lawrenceville, New Jersey, appeared on behalf of the applicant and presented the three witnesses previously sworn.

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Mr. Goldberg indicated that the applicant is looking for a Conditional Use Variance for the auto repair shop, and also for several bulk variances for signage. He stated that there will still be four wall signs, and one of the wall signs is increased in size to 47 square feet. There is also one existing free-standing sign, and they are seeking a second free-standing sign.

Mr. Goldberg referred to the last meeting which took place on September 7, 2017, where the Board requested a site plan be prepared because of the additions that were inserted into the hearing.

The applicant was back for a Use Variance for the repair shop, and they are still looking for the sign variance and site plan approval. The Board heard the continued testimony of Engineer Dhatt, as well as Planner James Kyle. After reviewing the reports of Jessica Caldwell, Township Planner, as well as Antoine Hajjar, Township Engineer, it was determined the applicant does comply with the requirements stated. Members of the Board indicated that they believe the signage does promote safety, better visibility; and with regard to the other variances, the applicant has demonstrated the need for them. They meet the criteria, and the co-location is beneficial for the customers that go through this facility. They do not need any other variances, and the site plan complies with all of the conditional uses for the requirements that were set forth. Therefore, a Motion was made by Alicia Dominguez to approve the application, seconded by Cynthia Schaefer.

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

**8. NEXT BOARD MEETING:**

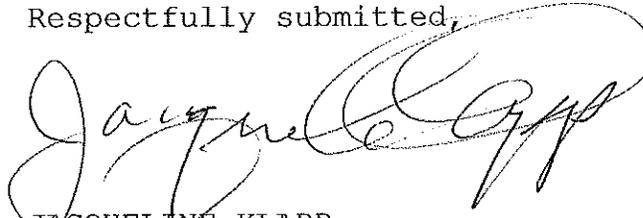
The next Board meeting will be on November 5, 2017 and then December 7, 2017.

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9. MEETING ADJOURNMENT:

At 9:17 p.m. a Motion was made to adjourn the meeting.

Respectfully submitted,



JACQUELINE KLAPP