

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

December 15, 2016

1. CALL TO ORDER:

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

2. ROLL CALL:

Members Present:

Kevin Kuhl, Chairman  
Cynthia Schaefer  
Alicia Dominguez  
Arthur Teatzner  
Randy Block  
Steve Farsiou  
Judy Dreyher

Members Absent:

John Collins  
John Gudelis

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Interim Township Planner  
John Morgan Thomas, Township Landscape Architect  
Judd Rocciola, Township Traffic Engineer

A P P E A R A N C E S:

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

MESSRS. DILTS & KOESTER  
167 Main Street  
Flemington, New Jersey 08822  
Attorneys for Flemington Subaru New Car Dealership  
BY: ANTHONY E. KOESTER, ESQ.

MESSRS. McNALLY, YAROS, KACZYNSKI & LIME  
14 Moebus Place  
Clinton, New Jersey 08809  
Attorneys for Dominick Sempervine (D&V Improvements)  
BY: KARA A. KACZYNSKI, ESQ.

4. INTERIM TOWNSHIP PLANNER:

Mr. Teatzner made a motion to approve Jessica Caldwell as the Interim Township Planner, seconded by Ms. Schaefer.

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

5. BOARD MEMBERS AND COUNSEL COMMENTS,  
ANNOUNCEMENTS, DISTRIBUTION AND  
CORRESPONDENCE, MINUTES

- a. Comments: None
- b. Announcements: None
- c. Distribution and Correspondence: None
- d. Minutes of November 3, 2016

Mr. Teatzner made a motion to approve the minutes of November 3, 2016, seconded by Ms. Schaefer.

(On roll call, all members voted in the affirmative, with the exception of Mr. Block, who abstained.)

6. RESOLUTIONS: None

7. APPLICATIONS:

a. CASE NO. 10-2016  
DOMINICK W. SEMPERVINE (D&V IMPROVEMENTS)  
BLOCK 75, LOT 38

Attorney Kara Kaczynski of the law firm McNally, Yaros, Kaczynski & Lime, 14 Moebus Place, Clinton, New Jersey, appeared representing the applicant. Ms. Dominguez and Mr. Parsiou recused themselves from this hearing and left the hearing room.

Ms. Kaczynski made a request that the matter be adjourned to the January meeting as she was unaware that two members would be recusing themselves, and that would only leave five members to hear the application and she needed five votes.

Mr. Drill indicated that they would be able to hear her matter at the hearing on January 19, 2017, after the reorganization.

b. CASE NO. 16-2016  
FLEMINGTON SUBARU NEW CAR DEALERSHIP  
BLOCK 63.14, LOT 31.02

Attorney Anthony Koester of the law firm Dilts & Koester, 167 Main Street, Flemington, New Jersey, appeared on behalf of the applicant. Steven Kalafer, a principal of the applicant; Brett Skapinetz, an engineer; John Mannino, an architect; as well as Steven Lydon, a planner, testified on behalf of the application.

The applicant wants to move the Subaru dealership from Route 31 in Flemington to the location of the Flemington Car & Truck Country on Route 202/31 in Flemington. They would be moving it into a building that was previously used as for servicing Ford vehicles, and was subject to other applications. This is a new application with regard to Subaru in the front, which is described as a 19,950 square foot building, which would house sales, service and parts. This new application is to place the Subaru dealership in the front of the building for sales and in the back service bays for a

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Quick Change service.

The witnesses testified as to the requirements for this new car sales building, and the services it would provide.

After hearing all the testimony and reviewing the professionals' reports, Mr. Teatzner made a motion that the application be approved, seconded by Ms. Schaefer.

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

**7. ADJOURNMENT:**

The meeting was adjourned to January 19, 2017.

Respectfully submitted,



JACQUELINE KLAPP