

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

June 15, 2017

7:30 p.m.

1. CALL TO ORDER:

Chairman John Gudelis 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:

John Gudelis, Chairman
Kevin Kuhl
Cynthia Schafer
Judy Dreher
Randy Block

Members Recused:

Alicia Dominguez
Steve Farsiou

Jeff Donaldson sent in a resignation letter to the Township due to family considerations.

3. ALSO PRESENT:

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

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

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

MESSRS. McNALLY, YAROS, KACZYNSKI & LIME
275 East Main Street
Somerville, New Jersey 08876
Attorneys for Dominick M. Sempervive
(D&V Improvements)
BY: KARA A. KACZYNSKI, ESQ.

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

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

5. RESOLUTIONS:

NO. 2017-08
SNNJ1, LLC

Cynthia Schafer made a motion to adopt the resolution on SNNJ1, LLC, as prepared by Attorney Drill, seconded by Judy Dreher.

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

6. APPLICATIONS:

- a. DOMINICK M. SEMPERVIVE
(D&V IMPROVEMENTS)
LOT 75, LOT 38
MINOR SITE PLAN AND VARIANCE

Attorney Drill indicated that the Board is down to five eligible members because two of the members of the regular Board are recused, and Mr. Donaldson resigned. He indicated that he believes that they should go ahead and finish the case, and after the public speaks, a

summation would take place. He stated they may want to order the last transcript and wait until the Township Committee appoints two more people to the Board and have them read all of the transcripts before a vote is taken:

Attorney Drill stated that he had sent a letter to Ms. Kaczynski dated May 18, 2017. It indicated that the applicant submitted a revised plan showing the new location for the yard to be constructed after working with the professionals. This statement leaves an incorrect impression that the township professionals met with Ms. Kaczynski and/or otherwise worked with the applicant on the revised plan prior to its submission.

The record should reflect that no Board professionals worked with the applicant on the revised plan, and the only Board professionals that had any knowledge of the concept plan was John Thomas and himself. The record was incorrect in that regard.

Ms. Kaczynski reintroduced her engineer/planner, Kevin Smith, who indicated that the new plan indicates a removal of the gravel area on the southerly side of the property between the house and the garage, and that they would work with the township landscape architect and enhance the landscaping.

Mr. Smith indicated that the applicant will comply with the township regulations. His testimony covered the front yard setback, the existing conditions, the distance from Old York Road and the necessary relief requested.

Mr. Drill questioned whether it was to be considered a hardship, and Ms. Kaczynski responded that the benefits of granting the relief would outweigh any detriments to the public good. Mr. Smith stated that the impact of viewing the vehicles in the yard would be mitigated with the fence and buffering and locating the yard as far away as practical from the adjoining properties.

At that point members of the public began asking questions relating to the engineering and planning testimony, and the Board adjourned their meeting at 10:30 p.m. to be continued on August 17, 2017.

Ms. Kaczynski agreed to an extension until October 31, 2017, assuming the matter will be completed on August 17th.

b. NEW CINGULAR WIRELESS PCS, LLC, (AT&T)
BLOCK 9, LOT 5.03
EXTENSION OF TIME

Engineer Hajjar indicated that the new Cingular Wireless application received approval on December 13, 2016 to swap antennas and the Board approval was given, but they stopped doing swapouts for a while, and the application approval ran out.

Attorney Drill indicated that if the Board granted them an additional three months until September 15, 2017, they would be able to complete it.

Randy Block made a motion to extend the time, seconded by Cynthia Schafer.

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

7. DISCUSSIONS AND RECOMMENDATIONS: None

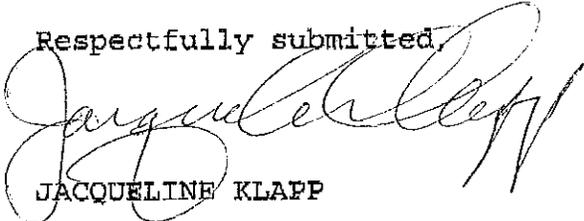
8. SCHEDULE OF MEETINGS:

a. July 6, 2017

9: ADJOURNMENT:

Whereupon, the meeting was adjourned at 10:55 p.m.)

Respectfully submitted,



JACQUELINE KLAPP