

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

June 1, 2017

7:30 p.m.

1. CALL TO ORDER:

Vice 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, Vice Chairman
Cynthia Schafer
Alicia Domínguez
Judy Dreher

Members Absent:

Chairman John Gudelis
John Collins
Randy Block
Steve Farsiou
Jeff Donaldson

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Township Planner

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. PINILIS & HALPERN, LLP
160 Morris Avenue
Morristown, New Jersey 07960
Attorneys for New Cingular Wireless-AT&T
BY: CHRISTOPHER J. QUINN, ESQ.

MESSRS. FERRARO & STAMOS, LLP
22 Paris Avenue, #105
Rockleigh, New Jersey 07647
Attorneys for Verizon
BY: FRANK FERRARO, 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:

- a. RESOLUTION 2017-6
RARITAN SOLAR

Randy Block made a motion to approve the resolution prepared by Attorney Drill, seconded by Alicia Dominguez.

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

- b. RESOLUTION 2017-07
CARDOSO

Judy Dreher made a motion to approve the resolution prepared by Attorney Drill, seconded by Randy Block.

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

6. APPLICATIONS:

**a. CASE NO. 7-2017
NEW CINGULAR WIRELESS-AT&T
BLOCK 63.14, LOT 32
SITE PLAN WAIVER**

Christopher Quinn, Esq., of the law firm Pinilis & Halpern, appeared on behalf of the application for property located at 20 Johanna Farms Road, Block 63.14, Lot 32. It is located in the I-1 industrial zone. There is currently a monopole on this property about 131 feet tall with three sets of antennas on it.

AT&T is seeking approval at about 111.3 feet, and the maximum height is 114.25. They are proposing a ground equipment shelter inside of the existing fence and compound.

AT&T had an approval for a similar installation back in 2006 under Resolution 2006-18 for antennas at a height of 150 that was never installed. The current antennas for Sprint are at the top of the pole, with Verizon in the middle, and AT&T at the bottom.

Ronald Evans, RF engineer, consultant Nick Barile, township engineer Antoine Hajjar, and township planner Jessica Caldwell were all sworn as witnesses.

After reviewing the professionals' reports, and agreeing to conditions on the application, Alicia Dominguez made a motion to grant the waiver of site plan approval subject to the conditions, seconded by Cynthia Schafer.

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

**b. APPLICATION OF VERIZON WIRELESS
BLOCK 17, LOT 3
COMPLETENESS REVIEW**

Frank Ferraro, Esq., of the law firm Ferraro & Stamos, appeared on behalf of the applicant, Verizon Wireless. He stated that the applicant was there for a waiver hearing for a completeness ruling from the Board.

Attorney Drill indicated that Engineer Hajjar is not at liberty to grant waivers, it is just on the merits of the application, and that must be presented to the Board at a hearing.

A motion was made by Randy Block to grant the waiver, seconded by Judy Dreher.

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

7. DISCUSSIONS AND RECOMMENDATIONS:

a. TOWN OF NEWTON - ORDINANCE NO. 2014-27

Attorney Drill indicated that this Board, over the years, had heard many site plan waivers and reviews for co-location of antennas, and the newest application is for swapouts, where they are putting in new monopoles or adding a new series of antennas on an existing pole or existing water tower. This Ordinance seems to delegate swapouts to whoever the Board wants to delegate it to, which in this case would be to the Township Engineer. It is not something that the Board can adopt, but instead they can put it into an annual report.

After Jessica Caldwell explained the Ordinance to the Board, the Board decided to recommend and request an Ordinance from the Township Committee to this effect.

8. SCHEDULE OF MEETINGS:

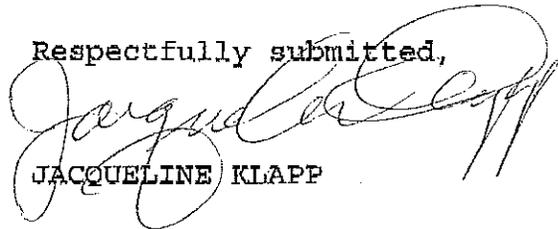
a. June 15, 2017

b. July 6, 2017

9. ADJOURNMENT:

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,



JACQUELINE KLAPP