

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

May 4, 2017

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:

John Gudelis, Chairman
Kevin Kuhl
Cynthia Schaefer
Alicia Dominguez
Judy Dreher
Randy Block
Jeff Donaldson

Members Absent:

Steve Farsiou
John Collins

3. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Malvika Apte, Planner from J. Caldwell & Associates
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.

GEBHARDT & KIEFER, P.C.
1318 State Route 31 North
Annandale, New Jersey 08801
Attorneys for SNNJ1
BY: DANIEL S. MAKOSKI, ESQ.

FERRARO & STAMOS, LLP
22 Paris Avenue, Suite 105
Rockleigh, New Jersey 07647
Attorneys for T-Mobil
BY: FRANK FERRARO, ESQ.

MESSRS. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for National Mosaic Company
BY: ANTHONY E. KOESTER, 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 of April 6, 2017

The minutes of April 20, 2017 were moved for approval by Mr. Kuhl and seconded by Ms. Dreher.

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

- e. Minutes of April 6, 2017

The minutes of April 6, 2017 were moved for approval by Kevin Kuhl, seconded by Jeff Donaldson.

(On roll call, all members voted in the affirmative, with

the exception of Ms. Schaefer, who abstained.)

5. RESOLUTIONS: None

- a. 2017-5, ROMAN JEWELERS
CASE NO. 14-2016

Attorney Drill indicated that this was the third version of the resolution dated April 26, 2017.

A motion was made to approve the resolution with corrections by Ms. Dominguez, seconded by Jeff Donaldson.

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

6. APPLICATIONS:

- a. SNNJ1
BLOCK 8, LOT 3
APPLICATION FOR AMENDED SITE PLAN

Attorney Daniel Makoski appeared on behalf of SNNJ1, an application for an amended site plan for Block 8, Lot 3. Christopher Nusser appeared as the applicant's engineer and was sworn along with Antoine Hajjar, Township Engineer, Malvika Apte on behalf of the Planner, and John Thomas, the Township Landscape Architect.

Mr. Nusser testified that the reason they were back before the Board was because the electric company needed an additional pole on the property which would require an amended preliminary and final site plan approval. Though it is a change in the plan it needs Board approval. The electric company is now requesting three poles, and the test is does it meet all Ordinance requirements, which it does.

No members of the audience had any questions to ask of the applicant.

After deliberations, Chairman Gudelis made a motion that the application be approved with the changes that were testified to, seconded by Ms. Dreyer.

(On roll call, all members voted in the affirmative, with the exception of Mr. Kuhl, who abstained as he had not heard the original application.)

- b. 3-2016
T-MOBILE NORTHEAST LLC
BLOCK 86, LOT 3
EXTENSION OF TIME APPLICATION

Attorney Frank Ferrero appeared on behalf of the applicant T-Mobile and indicated that on this application the Board had granted an extension of time because they had to remove some trucks that were parked on the property, as well becoming current with the property taxes.

After discussing this, the Board agreed to extend the time on this application.

c. NATIONAL MOSAIC COMPANY, LLC,
BLOCK 63.01, LOT 5.01
APPLICATION FOR PRELIMINARY AND FINAL
SITE PLAN AND A D-1 VARIANCE

Attorney Anthony Koester from the law firm Dilts & Koester, Flemington, New Jersey, indicated he was appearing on behalf of the National Mosaic Company for preliminary and final site plan approval. The property is located within two zones, the I-1 zone and the R-1A zone. This is a principle use application. Robert Facchina, owner of Johanna Foods as well as National Mosaic, was called as a witness. Other witnesses sworn were Martin Katz, Tamara Lee, Judd Rocciola, John Thomas, Antoine Hajjar and Malvika Apte.

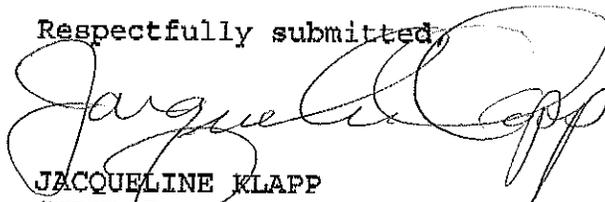
The applicant testified as to manufacturing plastic bottles for the yogurt and milk products sold by Johanna Foods.

Members of the public asked questions regarding the property and its uses. After completing the witness' testimony, the matter was adjourned until July 6, 2017, for Mr. Koester's witnesses to testify and also for him to revise the application.

7. ADJOURNMENT:

- a. June 1, 2017
- b. June 15, 2017

Respectfully submitted,



JACQUELINE KLAPP
CERTIFIED COURT REPORTER