

**ZONING BOARD OF ADJUSTMENT**  
**RARITAN TOWNSHIP, NEW JERSEY**  
**REGULAR VIRTUAL MEETING**  
**AUGUST 6, 2020**  
**MINUTES**

Chairperson Schaefer: This meeting is being offered virtually for all Board members, Board professionals, applicant and applicant's team, interested parties and members of the public. To attend this meeting virtually, just enter the link on your computer as provided.

If you do not have access to a phone or computer with a camera, you may call into the meeting for audio only at the number previously given.

**1. CALL TO ORDER:**

The meeting was called to order by Chairperson Schaefer at 7:30 p.m.

**2. NOTICE REQUIREMENTS:**

The Chairperson read the notice requirements of the Open Public Meetings Act into the record.

**3. ROLL CALL:**

**Board Members Present:**

Cynthia Schaefer, Chairperson  
John Gudelis  
Kevin Kuhl  
Randy Block  
Roger Ahrens  
Alicia Dominguez  
Jim Ferraro

**Member Absent:**

Steve Farsiou

A motion was made by Jim Ferraro to accept the absence of Steve Farsiou, seconded by Chairperson Schaefer.

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

**4. OTHER PERSONNEL PRESENT:**

Antoine Hajjar, Township Engineer  
Jessica Caldwell, Planner  
John Morgan Thomas, Township Landscape Architect  
Jay Troutman, Traffic Engineer

**5. APPEARANCES:**

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

MESSRS. JAVERBAUM, WURGAFT, HICKS, KAHN, WIKSTROM  
& SININS, P.C.  
370 Chestnut Street  
Union, New Jersey 07083  
Attorneys for Frontier Development, LLC  
BY: STEPHEN HEHL, ESQ.

**6. BOARD MEMBERS AND COUNSEL:**

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

**Minutes of July 16, 2020**

Roger Ahrens indicated he had two possible corrections to the Minutes of July 16, 2020. Under Number 8 it says that the Board granted an application and he believed it should be a variance, and the second correction on page 5, the fifth sentence down it says 45 percent and he believes it should be 45 percent impervious not pervious.

After discussion, a motion was made by Roger Ahrens to approve the Minutes with the two corrections, seconded by Randy Block.

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

**8. APPLICATIONS:**

- (A) Board of Adjustment Case No. 23-2019**  
**APPLICANT: Frontier Development, LLC**  
**LOCATION: Block 16.01, Lot 59**  
**166 Route 31**  
**APPLICATION: Preliminary and Final Site Plan with C and D**  
**Variances**

Chairperson Schaefer called the matter of Frontier Development, LLC. Attorney Stephen Hehl of Union, New Jersey, appeared representing the applicant.

Attorney Hehl indicated that this was their second meeting, the first one being on June 18, 2020, at which time his engineer, Joseph Staigar, gave an overview of the site plan. He had completed his engineering testimony and they were going to move on to traffic.

This application is for the converting of three drive-through lanes of a bank to one drive-through lane of a Starbucks and adding additional parking. He stated that they had an opportunity to hear from the Board professionals and therefore submitted some revised plans. In addition to Joseph Staigar, Frank Russo, an architect, Lizanne Kile, a Starbucks representative and James Kyle, a planner offered testimony.

After hearing the testimony presented as to traffic conditions, driveway access, truck sizes, queues for the drive-through, the on-site traffic circulation pattern and proposed parking spaces, Board members asked questions as did members of the public.

After hearing all of the testimony for the preliminary and final site plan, it was determined by the Board that the C and D Variances could be granted, including the items listed in the Board's experts' reports.

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Chairperson Schaefer made a motion that the matter be approved, seconded by Jim Ferraro.

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

**9. Next Board Meeting**

The next Board meeting will be held on August 20, 2020, followed by a special meeting on August 27, 2020 for the matter of 479 Raritan Experiential, LLC.

Respectfully submitted,

*Jacqueline Klapp*

JACQUELINE KLAPP