

**ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY
REGULAR VIRTUAL MEETING**

July 23, 2020

MINUTES

Chairperson Schaefer: The meeting will be 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 or device 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
Alicia Dominguez
Randy Block
Steve Farsiou
John Gudelis
Jim Ferraro

Member Absent:

Roger Ahrens

Member Recused:

Kevin Kuhl

4. OTHER PERSONNEL PRESENT:

Antoine Hajjar, Township Engineer
Jeff Vaccarella, Assistant Planner/Zoning Inspector
John Morgan Thomas, Township Landscape Architect
Jessica Caldwell, Planner

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. CONNELL FOLEY
185 Hudson Street
Suite 2510
Jersey City, New Jersey 07311
Attorneys for PSE&G
BY: JENNIFER M. CARRILLO-PEREZ, ESQ.

A motion was made by Randy Block to accept the absence of Roger Ahrens, seconded by Chairperson Schaefer.

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

6. BOARD MEMBERS AND COUNSEL:

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

d. Minutes:

Minutes of June 18, 2020

A motion was made by Randy Block to approve the Minutes of June 18, 2020, seconded by Alicia Dominguez.

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

Minutes of June 30, 2020

A motion was made by Jim Ferraro to approve the Minutes of June 30, 2020, seconded by Randy Block.

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

Minutes of July 2, 2020

A motion was made by Randy Block to approve the Minutes of July 2, 2020, seconded by Chairperson Schaefer.

(On roll call, all members voted in the affirmative with the exception of John Gudelis and Steve Farsiou who abstained.)

7. RESOLUTIONS:

(A) RESOLUTION #2020-06
Richard and Lynn Luster
144 Old Clinton Road
BOA Case #: 21-2019

(B) RESOLUTION #2020-07
Duck Flats, LLC
144 Old Clinton Road
BOA Case #: 07-2020

Alicia Dominguez moved to approve said Resolutions as they related to each other, seconded by Chairperson Schaefer.

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

8. APPLICATIONS:

- (A) Board of Adjustment Case No. 24-2019**
APPLICANT: Public Service Electric and Gas Company (PSE&G)
LOCATION: Various Blocks and Lots
APPLICATION: Preliminary and Final Site Plan with C and D
Variances

Applicant's Attorney Jennifer Carrillo-Perez appeared and indicated that she had brought a new witness, Robert Meiser from PSE&G, an engineer to answer some of the questions presented at the last meeting. He indicated he is also an LSRP, which indicates he is licensed by the State of New Jersey, Department of Environmental Protection to basically make a decision and act on behalf of the Department of Environmental Protection. He has 25 plus years of experience and is responsible for the entire environmental cleaning process.

Mr. Meiser indicated that metal is not of concern when it comes to groundwater, especially from tower constructions.

The witness was cross-examined by many members of the public who asked questions pertaining to the metals in the ground; whether or not they were painted with lead paint; whether there was a problem with a high water table; whether it would be different if they moved the six inches of concrete, and whether there would be more of an impact on the stormwater drainage if you only took out six inches versus three feet. They questioned if it would affect the residents' well water. The answer was that the well is usually several hundred feet below grade in a different aquifer so there would be no effect.

The applicant presented Katherine Haring from Wall Township, New Jersey, who is a professional engineer, as well as a professional planner for over 17 years. She testified that the proposed monopoles exceed the maximum permitted height by more than 10 feet, and the new widescreen monopole will range from approximately 130 feet to 158 feet, thereby requiring bulk C Variances as they do not conform to the setback requirements.

After hearing the witnesses' testimony and the questioning of the neighbors, the Board deliberated and determined that the application could be approved with conditions. Chairperson

Schaefer made a motion to approve the D-1, D-6, and multiple C Variances with conditions, seconded by Jim Ferraro.

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

9. Next Board Meeting

The next Board meeting will be scheduled for August 6, 2020, at 7:30 for the Frontier hearing, the following meeting will be on August 20, 2020.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP