

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

July 2, 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
Kevin Kuhl
Randy Block
Steve Farsiou (arrived late)
Alicia Dominguez
Roger Ahrens

Members Absent:

John Gudelis
Jim Ferraro

Jeff Anclien, a member of the Board, submitted his resignation, indicating that time constraints have changed and he needs to adjust his schedule accordingly. Therefore, must resign from the Board of Adjustment. He indicated it

RTBOA

7/2/20

Page 2 of 5

was an honor and pleasure to serve on the Board for the residents of Raritan Township.

Attorney Drill indicated that the Chair should make a motion to have the Township Committee appoint a replacement immediately, as there are many applications on the docket.

Roger Ahrens opined that a letter of appreciation should be prepared for Mr. Anclien. Chairperson Schaefer made a motion that the resignation be accepted, and a letter sent to the Township Committee, seconded by Roger Ahrens.

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

Roger Ahrens made a motion that the absences of John Gudelis and Jim Ferraro be accepted, seconded by Chairperson Schaefer.

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

4. OTHER PERSONNEL PRESENT:

Antoine Hajjar, Township Engineer
Jessica Caldwell, Planner
Jeff Vaccarella, Assistant Planner/Zoning Inspector

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.

GLYNN LAW
34 Walter E. Foran Boulevard
Suite 301
Flemington, New Jersey 08822
Attorney for Frank Constantine
BY: KENNETH P. GLYNN, ESQ.

6. BOARD MEMBERS AND COUNSEL:

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

7. RESOLUTIONS: None

8. APPLICATIONS:

- (A) **Board of Adjustment Case No. 03-2020**
APPLICANT: Frank Constantine
LOCATION: Block 44, Lot 53
205 Highway 12
APPLICATION: Interpretation

This is an application with three tenants operating auto repair, detailing and automobile service. It is a permitted accessory use with one tenant in the second floor apartment.

This matter was previously heard by the Board of Adjustment at the May 21, 2020 hearing and the applicant agreed to clean up the property before this meeting in July.

After hearing the testimony of Jeff Vaccarella, Assistant Planning and Zoning Inspector, who indicated that the department is satisfied with the progress Mr. Constantine has completed over the last month. The applicant agreed to the condition that no unregistered or inoperable vehicles would be allowed to be parked on the property for a period of more than 45 days. The tow truck on the property, which is registered, shall not be used for a separate towing business to and from the site without Board of Adjustment approval.

After hearing the testimony and reviewing the reports presented, Chairperson Schaefer made a motion that the application be granted, seconded by Randy Block.

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

- (B) **Board of Adjustment Case No. 11-2020**
APPLICANT: On the Hill, LLC
LOCATION: Block 9, Lot 5
165 River Road
APPLICATION: Minor Site Plan with C and D Variances
Completeness Only

Attorney Jonathan Drill indicated that he had a discussion with Attorney George Dilts and that Engineer Hajjar's memo recommends that the waivers be granted.

He stated if the Board had no problem granting completeness waivers on this application they could make a motion to grant the waivers per the Engineer's memo.

After hearing the testimony of the Engineer and reviewing the application, Chairperson Schaefer made a motion to grant the waivers as per the Engineer's memo with the exception of 16M, seconded by Randy Block.

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

- (C) **Board of Adjustment Case No. 16-2020**
APPLICANT: Lester and Karen Podolec
LOCATION: Block 60, Lot 21
166 Sergeantsville Road
APPLICATION: D Variance

A zoning permit was submitted to the Engineering Department for a detached garage. The survey depicted two single-family dwellings on the same lot, and therefore, the Township Engineer denied the permit. A letter from George Vocke, the former Raritan Township Zoning Officer in 1977, had advised the owner of 166 Sergeantsville Road that two dwellings are allowed to be rented out, and any expansion of the unit would require Planning Board approval. The Technical Coordinating Committee of the Planning Board did not have the authority to issue such approval and therefore, the matter is before the Board of Adjustment.

The applicant is requesting a variance for the use of a single-family dwelling, and the construction of a 30 by 40 detached garage.

After hearing the testimony and reviewing exhibits presented by Jeff Vaccarella, the Board determined that both houses on this property were there legally, as they predated the Zoning Ordinance.

After hearing the testimony of both Mr. and Mrs. Podolec, and reviewing the report of Antoine Hajjar, as well as the documents presented by Jeff Vaccarella, Alicia Dominguez made a motion to approve the application, seconded by Randy Block.

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

9. Next Board Meeting

The Board had a discussion as to whether to meet virtually or at the Municipal Building for the July 16, 2020 hearing. After a discussion, they decided to see how many members could actually be present at said regular meeting.

The meeting for August 6th was also discussed, in light of the virtual hearing.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP