

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

JUNE 4, 2020

MINUTES

Chairperson Schaefer: The meeting will be offered virtually for all Board members, Board professionals, applicant and applicant's team, and interested parties and members of the public. To attend this meeting virtually, 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 1-833-247-7123 and enter conference ID number: 7995914. No participant code is needed.

1. CALL TO ORDER:

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

2. NOTICE REQUIREMENTS:

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

3. ROLL CALL:

Board Members Present:

Cynthia Schaefer, Chairperson
John Gudelis
Kevin Kuhl
Alicia Dominguez
Randy Block
Steve Farsiou
Jim Ferraro
Jeff Anclien

Roger Ahrens had difficulty getting on the line so he appeared at the Township Municipal Building at 7:45 p.m.

4. OTHER PERSONNEL PRESENT:

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

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.

6. BOARD MEMBERS AND COUNCIL:

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

7. **RESOLUTIONS:** None

8. Attorney Jonathan Drill indicated that according to the computer it indicates that the meeting or the court system with the camera has reached capacity.

Amy Fleming indicated that her equipment does not indicate that.

9. **APPLICATIONS:**

(A) Board of Adjustment Case No. 05-2010
APPLICANT: Eileen Rafferty
LOCATION: Block 7, Lot 27.07
16 Quail Ridge Drive
APPLICATION: Time Extension

Engineer Antoine Hajjar indicated that Ms. Rafferty needs to provide the planner's checklist for the Certificate of Occupancy, as well as signed and sealed as built. He asked how long it would take for that to be presented to his office, and Ms. Rafferty responded that the person that did the work had retired since it was done in 2011.

Attorney Drill indicated that the document could be submitted after the encroachment of the fence is corrected and the lot line adjustment is properly reflected on the survey. At that time, Ms. Fleming will put the matter back on the agenda.

(B) Board of Adjustment Case No. 09-2020
APPLICANT: Jason Hassler
LOCATION: Block 40.02, Lot 2
16 Bacorn Road
APPLICATION: C Variance for Deck and Walkway

Roger Ahrens appeared at the meeting and was present for this hearing.

(Chairperson Schaefer indicated that she had been texting with neighbors and would try to get back in touch with them. The matter was adjourned for a few minutes.)

(C) Board of Adjustment Case No. 04-2020
APPLICANT: Hansal Patel
LOCATION: Block 45.02, Lot 3
2 Columbine Court
APPLICATION: C Variance for Pool

After calling the matter, Attorney Drill swore in Antoine Hajjar as well as Hansal Patel as witnesses. Engineer Hajjar stated that Mr. Patel is proposing to construct a pool in the front yard. That is the application. There is a shed on the property, and the survey shows that the shed was placed within 2.51 feet of the property line. Based on the zoning permit that was approved, the shed should have been 15 feet away from the property line, although the application is only for the pool.

Attorney Drill explained that the applicant cannot get a construction permit or zoning permit for the pool until the shed is removed, or the Board grants a variance for the location of the shed.

Roger Ahrens indicated that this application is similar to one the Board previously heard, where a person put a generator in and had to screen it. He asked if the applicant was willing to screen the property, to which the applicant agreed. He indicated that landscaping would be installed subject to the approval of the Board's Landscape Architect.

Mr. Patel indicated that he would remove the gazebo and comply with the conditions that were referred to.

Randy Block made a motion to grant said application, seconded by Roger Ahrens.

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

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

After discussion between Attorney Jennifer Carrillo-Perez and Attorney Drill, the Board realized that they could not get all of the people involved from PSE&G on the Township's virtual hearing device, and therefore they agreed to adjourn the application and have PSE&G receive a special meeting on Wednesday, June the 10th at 7:30 p.m.; the Board members and the public would be advised on how to connect to said Zoom hearing by Monday, June 8, 2020.

- (B) Board of Adjustment Case No. 09-2020**
APPLICANT: Jason Hassler
LOCATION: Block 40.02, Lot 2
16 Bacorn Road
APPLICATION: C Variance for Deck and Walkway

Attorney Drill swore in the applicant and his architect, Joseph Primiano. The architect testified as to his qualifications. He was accepted as an expert, and indicated the applicant is seeking a hard surface coverage variance in the R3 Zone. He stated it is a residential zone, located at 16 Bacorn Road. There is an existing two-story dwelling and a driveway on the left side and a pool with a patio surrounding it in the back. There is also a deck behind the house. The applicant is proposing to connect the spaces between the pool and the house. He stated there was loose soil and gravel in a grassy area. That would be leading to the backyard. There is no hardscape there, no walkway, no parking surface. They are asking to be able to connect the patio area and extend the walkway connected to the deck and house area. He also wants to extend the deck. Chairperson Cynthia Schaefer indicated she was unable to reconnect to the neighbor that had been texting with her.

After hearing testimony from a neighbor, Ray Miller, as well as all of the comments made by the Board, Alicia Dominguez made a motion to approve said application with the conditions indicated on the record, seconded by Randy Block.

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

RTBOA
6/4/20
Page 6 of 6

(Whereupon, a motion was made to adjourn the meeting until June 10, 2020 for PSE&G, as well as their next Board meetings which will take place on June 18, 2020 and July 2, 2020.)

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP