

ZONING BOARD OF ADJUSTMENT
RARITAN TOWNSHIP, NEW JERSEY
REGULAR VIRTUAL MEETING
MAY 21, 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 5:00 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
Alicia Dominguez
Randy Block
Steve Farsiou
Roger Ahrens
John Gudelis
Jim Ferraro
Jeff Anclien

4. OTHER PERSONNEL PRESENT:

Antoine Hajjar, Township Engineer
Jeff Vaccarella, Assistant Planner/Zoning Inspector
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. DILTS & KOESTER
167 Main Street
Flemington, New Jersey 08822
Attorneys for Hunterdon Sports Complex
BY: ANTHONY E. KOESTER, ESQ.

KENNETH GLYNN, ESQ.
3 Walter Foran Boulevard
Suite 301
Flemington, New Jersey 08822
Attorney for Frank Constantine

6. BOARD MEMBERS AND COUNCIL:

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

2019 Annual Report - Board Member Recommendations

Chairperson Schaefer stated she had no corrections nor comments, and asked if other Board members had any, and they responded no.

Attorney Drill indicated that if there were no changes, the Board could adopt the Annual Report this evening.

Randy Block made said motion to adopt the 2019 Annual Report, seconded by Chairperson Cynthia Schaefer.

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

d. Minutes:

May 7, 2020

The Minutes of the May 7, 2020 meeting of the Raritan Township Board of Adjustment were moved for adoption by Randy Block, seconded by Alicia Dominguez.

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

7. RESOLUTIONS:

- (A) RESOLUTION #2020-05
Linda Matos, Et Al
318 Old York Road
Flemington**

Alicia Dominguez made a motion to adopt Resolution 2020-05, seconded by Randy Block.

(On roll call, all eligible members voted to approve.)

8. APPLICATIONS:

- (A) Board of Adjustment Case No. 17-2019
APPLICANT: Hunterdon Sports Complex
LOCATION: Block 36.01, Lot 17
426 Case Boulevard
APPLICATION: Amended Preliminary and Final Site Plan
With Variances**

Attorney Anthony Koester of the Law Firm Dilts & Koester, 167 Main Street, Flemington, New Jersey, appeared virtually on behalf of the applicant.

Michael Golembiewski, Elizabeth McManus, Antoine Hajjar, Jeffrey Vaccarella and Jessica Caldwell were sworn as witnesses by Attorney Drill.

The applicant applied at the April 16, 2020 hearing for a sign variance for the Hunterdon Sports Complex located at 426 Case Boulevard, which is in the I-1 Restricted Industrial Zone, where indoor recreational facilities are permitted. It is a 67,000 square foot indoor recreational facility with related improvements that were approved in 2003 by the Raritan Township Planning Board. He requested that the hearing be reopened with regard to the signage.

The Board of Adjustment initially heard testimony at a public hearing on April 16th to identify the size of the proposed wall signs.

After hearing the testimony, the Board granted variances for both the number of signs, and the total square footage of the signs which would be 768 square feet.

Roger Ahrens made a motion to approve the application as amended, seconded by Randy Block.

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

(B) Board of Adjustment Case No. 05-2019
APPLICANT: Larry Saums
LOCATION: Block 63, Lot 77
86 Johanna Farms Road
APPLICATION: D Variance for an Apartment

Attorney Drill indicated that this application was withdrawn.

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

Before the beginning of this matter, Steve Farsiou and Jeff Anclien recused themselves from the hearing, and Jessica Caldwell indicated that not having reviewed the application, she would leave the meeting as well.

The members remaining were Chairperson Cynthia Schaefer, John Gudelis, Roger Ahrens, Kevin Kuhl, Alicia Dominguez, Randy Block and James Ferraro.

Chairperson Cynthia Schaefer stated that this is an application for an interpretation of two non-conforming use certificates. Kenneth Glynn, an attorney in Flemington, New Jersey, appeared on behalf of Frank Constantine, the owner of the subject property, as well as the proprietor of Hunterdon County Transmissions, one of the occupants of the subject property. He introduced Frank Constantine as a witness and indicated he would like to make an opening statement, which he did.

Mr. Glynn believes that the property is grandfathered in, and therefore is a permitted use. He stated the property has not changed over the last 70 or 80 years, and there is no physical expansion of the structures.

After hearing the testimony of Jeff Vaccarella, Assistant Planner/Zoning Inspector and Engineer Antoine Hajjar, the Board determined that it would adjourn the matter for determination after giving the applicant an opportunity to clean up the site before making a final decision.

The matter was adjourned until July 2, 2020 for said reason.

RTBOA
5/21/20
Page 6 of 6

9. NEXT BOARD MEETING

The next Board meetings will be June 4, 2020, and June 18, 2020, which are scheduled for 7:30 p.m.

Respectfully submitted,

Jacqueline Klapp

JACQUELINE KLAPP