

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

August 4, 2016

1. CALL TO ORDER:

Meeting called to order at 7:30 p.m. by Acting Chairman Arthur Teatzner.

2. NOTICE OF MEETING:

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

3. ROLL CALL:

Members Present:

Arthur Teatzner, Acting Chairman
Cynthia Schaefer
Alicia Dominguez
Randy Block
Judy Dreher

Members Absent:

Kevin Kuhl, Chairman
John Gudelis
John Collins
Steve Farsiou

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
John Morgan Thomas, Township Landscape Architect

5. APPEARANCES:

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

MESSRS. ARCHER & GREINER, P.C.
361 Route 31
Building E, Suite 1301
Flemington, New Jersey 08822
Attorneys for the Applicant
BY: GULIET E. HIRSCH, ESQ.

6. BOARD MEMBERS AND COUNSEL:

- a. **Comments:** None
- b. **Announcements:** None
- c. **Distribution and Correspondence:**
None unrelated to the case on for this meeting.
- d. **Minutes:**

Minutes of June 16, 2016:

Ms. Schaefer made a motion to approve the minutes of June 16, 2016, seconded by Mr. Block.

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

Minutes July 7, 2016:

Ms. Schaefer made a motion to approve the minutes of July 7, 2016, seconded by Mr. Block.

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

7. RESOLUTIONS: None.

8. APPLICATIONS:

- A. Board of Adjustment Case No. 8-2016
APPLICANT: Raritan Solar
LOCATION: BLOCK 86, LOTS 10, 26, 26.02 and 100.01

Application: Use Variance and Preliminary and Final Site Plan.

Guliet Hirsch, Esq., from the Law Firm Archer & Greiner appeared on behalf of the applicant. She presented Kean Burenga, President of the Black River and Western Railroad as a witness as well as Thomas Bauer, her landscape architect and Julia Algeo, the engineer.

Members of the audience who were sworn as witnesses were Sean Fatooh and Cheryl Davis.

Mr. Burenga testified as to a meeting that he had with the Department of Transportation and a plan to relocate the existing crossing and moving it 700 feet north and improving it for use by Raritan Solar. He stated that there have been meetings in the past, and that they will fulfill the requirements setup by the railroad administration, a regulatory body. He indicated that everything should be completed sometime before November. He also stated that they have plans of what to do in case there is a fire near the solar field, and that they would immediately notify the fire department as they have in the past.

He was cross-examined by Mr. Scott Holmes, Sean Fatooh, from the Raritan Township Fire Department, and Cheryl Davis, an adjoining property owner as to their entries and exits from the property. He stated that the Burenga Family Partnership would pay for the improvements on the railroad crossing, and indicated that they would continue to maintain the railroad right of way as far as farming and railroad purposes.

RTBOA

8/4/16

Page 4 of 4

Thomas Bauer, a landscape architect submitted plans to the Board of the property. He indicated the types of trees they would be planting, and stated that when they first plant the trees there will be visual gaps because you have to allow time for the trees to grow. The Board's landscape architect, John Morgan Thomas, indicated that what was being said was true, and that if a tree dies, the applicant would replace it. It takes time for the trees to grow to block a view of the solar fields.

Julia Algeo, the engineer, added to her previous testimony regarding the question of water and whether a well would be needed to supply water to the solar fields.

After hearing the testimony, the Board adjourned the meeting to August 18th to continue the hearing.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Jacqueline Klapp', written in black ink. The signature is fluid and somewhat stylized, with a large loop at the end.

JACQUELINE KLAPP