

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

February 18, 2016

1. CALL TO ORDER:

Chairman Kevin Kuhl called the meeting to order at 7:30 p.m.

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:

Kevin Kuhl, Chairman
Arthur Teatzner
John Gudelis
Alicia Dominguez
Randy Block - Alternate
Steve Farsiou - Alternate

Members Absent:

John Collins
Cynthia Schaefer

4. OTHER PERSONNEL:

Jamie Sunyak, Township Planner
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.

STERNS & WEINROTH, P.C.
50 West State Street, Box 1298
Trenton, New Jersey 08607
Attorneys for Leffler Associates
BY: DAVID M. ROSKOS, ESQ.

AARON R. CULTON, ESQ.
110 Main Street, Second Floor
Flemington, New Jersey 08822
Attorney for Eric K. Raphael

**6. BOARD MEMBERS AND COUNSEL COMMENTS,
ANNOUNCEMENTS, DISTRIBUTION AND
CORRESPONDENCE, MINUTES**

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

Planner Sunyak indicated that there was correspondence pertaining to applications before the Board.

d. Minutes:

No minutes were presented.

e. Resolutions:

No resolutions were presented.

7. APPLICATIONS

- a. BOA CASE NO. 6-2016
LEFFLER HILL ASSOCIATES
BLOCK 59, LOTS 22.02, 22.03 AND 22.04
LOT CONSOLIDATION OF THREE EXISTING LOTS
INTO ONE, AND A C VARIANCE TO ALLOW LOT
FRONTAGE OF 73 FEET WHEN THE REQUIREMENT FOR
THAT ZONE IS 350 FEET.

David Roskos of the Law Firm Sterns & Weinroth, Trenton, New Jersey, indicated that he was representing the applicant in this matter. He stated that it is ultimately a lot consolidation which doesn't require Board approval, but the proposed lots to be combined do not have adequate frontage on Leffler Hill Road.

Although they could not sell the property previously, a buyer has been found who wants to build a home and a barn so the lots can be consolidated and used.

Attorney Roskos introduced Engineer David Schmidt and Planner Christine Mazzaro Cafone who were sworn as witnesses, as were the Board professionals.

He indicated that a C variance is required.

Attorney Drill indicated that although subdivision approval to divide the lot was needed, they did not need approval to consolidate the lots. If they had 350 feet of frontage, they wouldn't have to come before the Board.

After going through the Board's professionals' reports, Mr. Roskos indicated that whatever was required in terms of the conservation easement would be complied with. He also stated that they would go back to the Planning Board if they want to eliminate the requirement to have the applicant install an underground fire tank.

Members of the public, John Mitolo and William Schroedel, asked questions about the slope and the runoff. Planner Christine Cafone testified as to the details of the site, after which Charles Odum, the purchaser of the property revealed his plans.

After discussion, Mr. Farsiou made a motion to grant the application with conditions set forth by Mr. Drill, seconded by Mr. Teatzner.

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

**b. BOA CASE NO. 13-2015
ERIC K. RAPHAEL, APPLICANT
BLOCK 44, LOTS 51 AND 54**

The Chairman called the case of Eric Raphael. Aaron Culton, Esq., of Flemington, New Jersey, appeared on behalf of the applicant who is the contract purchaser of the property seeking a minor site plan. He stated that the Board heard the matter in December of 2015 when they were seeking approval from the Board for a continuing non-conforming use of the property,

which was granted at that time.

At the December meeting a waiver and site plan approval were sought. The Board approved the application conditioned upon minor site plan application.

Mr. Culton indicated that he had voluntarily notified by certified mail the affected property owners within 200 feet of the property. There were no objectors at the previous meeting and there were none at this meeting.

Attorney Culton indicated that the property does not have any frontage along a county road, it is along a state road and along a municipal road; however, there was an acre of impervious surface coverage which is not to be increased. Although there will be no change, the applicant submitted an application with the Hunterdon County Planning Board and they are awaiting a response. He stated that he submitted a Raritan Township Municipal Utilities Authority letter to the planner's file.

Engineer Kurt Hoffman and Eric Raphael, the applicant, were sworn as witnesses. Mr. Hoffman, after being qualified, testified as to the minor site plan, the existing conditions, and the intent of the applicant not to change anything on the site except for adding some trees to the plan.

A review of both the planner and engineer's reports were discussed. Engineer Hajjar indicated that the applicant needs to pave the perimeter of the property where the parking stalls are for buses, as well as vehicle parking. He stated that the applicant has to conform with Section 16.20.040.C.2 of the Ordinance.

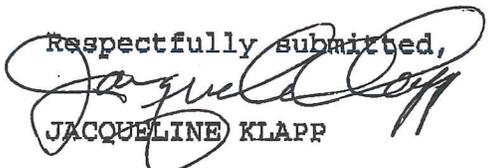
Mr. Drill recommended that the applicant revise the plans and based upon the comments of Planner Sunyak and Engineer Hajjar, and indicate what has been agreed to so the issues can be narrowed down.

After discussion, it was agreed that the matter would be adjourned to March 17, 2016, at 7:30 p.m.

8. ADJOURNMENT:

The meeting was adjourned until March 17, 2016.

Respectfully submitted,


JACQUELINE KLAPP