

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

JULY 7, 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
Cynthia Schaefer
Arthur Teatzner
Alicia Dominguez
John Gudelis
Randy Block
Judy Dreher, Alternate
Steve Farsiou, Alternate

Members Absent:

John Collins

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jamie Sunyak, Township Planner

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
361 Route 31
Building E, Suite 1301
Flemington, New Jersey 08822
Attorneys for Raritan Solar
BY: GULIET HIRSCH, ESQ.

JOHN W. THATCHER, ESQ.
39 Main Street
Clinton, New Jersey 08809
Attorney for Kasper, Gustav, Russell, Daniel

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. **CASE NO. 9-2016**
KASPER, GUSTAV, RUSSELL, DANIEL
BLOCK 63, LOT 34

Attorney John Thatcher of Clinton, New Jersey, appeared on behalf of the applicants in this matter. He indicated that they are seeking a certificate of preexisting nonconforming use. He indicated that they have a piece of property more than 16 acres

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on Johanna Farms Road with two single-family residences and a warehouse. They have been utilizing the warehouse as owners for 22 years, they decided to sell and the municipality was unwilling to recognize its use.

Attorney Drill indicated that the Board of Adjustment has to hear the facts before a decision could be made.

Attorney Thatcher presented several witnesses, including Earle Steeves and Gustav Daniel to testify as to the application.

The applicants could not give testimony as to the events that occurred in the building prior to January 1959 when Raritan Township enacted its first Zoning Board Ordinance. Mr. Drill indicated that research would have to be done to determine the uses contained within the building back when the first ordinance was initiated.

The matter was adjourned to July 21, 2016 to give the Attorney time to investigate the matter further.

**B. RARITAN SOLAR
BLOCK 86, LOT 1210, 26, 26.02 & 100.01
USE VARIANCE & PRELIMINARY SITE PLAN APPROVAL**

Attorney Guliet Hirsch of the Archer & Greiner Law Firm appeared on behalf of the applicant for an application for a use variance in preliminary and final site plan approval. She indicated that this was the matter of Effisolar that was heard by the Board in 2011.

Ms. Hirsch indicated that the property is approximately 159 acres and stated that there are four main lots that are the subject of the application. The main lot that the solar panels are proposed to be on is Lot 10 which is about 115 acres in size.

The following people were sworn as witnesses:

Lawrence Neuman, a representative of the applicant; Stephen Samouhos, the Director of Operations of Unity International Group; Julia G. Algoe, engineer; John Ruappo, a licensed electrical contractor for New York and New Jersey; Norman Dotti, the acoustical engineer for the project; Maurice Rached, who was glint and glare expert; Antoine Hajjar, Township Engineer; and

Jamie Sunyak, Township Planner.

Several exhibits were marked into evidence.

Julia Algoe, the first witness testified as to the engineering plans.

After Ms. Algoe's direct testimony, but before being questioned by the Board, the applicant requested that the Board hear the testimony of Maurice Rached.

The Board agreed that Ms. Algoe will be cross-examined at the July 21st hearing and will testify as to the Board experts report.

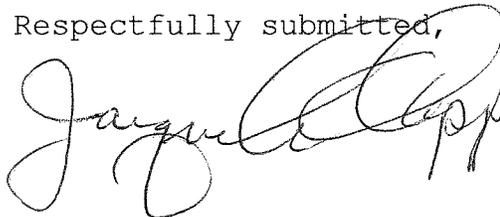
9. NEXT BOARD MEETING

The next board meeting was scheduled for July 21, 2016, as well as August 4, 2016.

10. ADJOURNMENT:

The meeting was adjourned at 11:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Jacqueline Klapp', written in black ink.

JACQUELINE KLAPP