

RARITAN TOWNSHIP ZONING BOARD OF ADJUSTMENT

MINUTES

September 1, 2016

1. CALL TO ORDER:

The meeting was called to order by Acting Chairman, Arthur Teatzner 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:

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

Members Absent:

Kevin Kuhl, Chairman
John Gudelis
John Collins

4. ALSO PRESENT:

Antoine Hajjar, Township Engineer
Jaime Sunyak, Township Planner
John Morgan Thomas, Township Landscape Architect

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8. APPLICATIONS:

A. Board of Adjustment Case No. 12-2016

APPLICANT: New Cingular Wireless PCS LLC (AT&T)

LOCATION: Block 37, Lots 3.01 and 3.02

Application: Site Plan Waiver

Christopher Quinn of the Law Firm PinilisHalpern representing the applicant New Cingular Wireless appeared and indicated that they were seeking to upgrade a telephone communication tower to keep up with the technology. They would like to modify their site that are already in the marketplace and not install new ones. This particular cell tower is on Route 202 at the Northlandz facility. He indicated that AT&T has an existing monopole on that property, and they are the third lowest of the antennas on the pole. Their original approval was in 2010. Mr. Quinn indicated that there was also a ground shelter there and they want to have six mounted antennas with a surge protector on the pole. He presented Frank Pazden, an engineer with Maser Consulting Engineers from Mount Arlington, New Jersey to testify as to the application.

After hearing the testimony, Mr. Teatzner made a motion, seconded by Ms. Schaefer that the application be approved subject to conditions.

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

Mr. Teatzner also made a motion, seconded by Ms. Schaefer that a permit could be issued if the attorneys are in agreement as to the conditions prior to the resolution being adopted.

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

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B. 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, Flemington, New Jersey appeared on behalf of the applicant. Ms. Hirsch indicated that there are four use variances requested and she would need a minimum of five votes to approve a use variance. She stated that according to her records, Mr. Farsiou, because of missing a few meetings would not be able to vote.

Ms. Hirsch submitted a site security construction plan for the Board's review, indicating that all of the professionals worked on it as a proposal to the Board.

Attorney Drill indicated that once the applicant is done with its presentation, members of the public who want to be sworn and address the Board can make their comments.

Engineer Algeo was present to address issues raised by Mr. Hajjar regarding the sign height. Ms. Algeo testified that the previous sign posts were 6 foot to the bottom of the sign and they have been lowered to 4 foot-6 inches for the mounting height. She indicated the shed location for the EUV is shown on what is marked Exhibit A-24, west of the railroad on the northeast side of the applicant's property. She stated that trailer storage will be removed once the arrays are installed.

David Roberts, resumed testifying as he did not complete his testimony on August 18th. He gave additional planning testimony and indicated one aspect of this deals with the subdivision ordinance requiring lots to have frontage on a public street. He stated that structures would not be generating a lot of traffic, and it is in a location that is remote from the street and cannot be seen.

After a short recess, Ms. Hirsch indicated that during the break a discussion took place and the applicant agreed to having video cameras and a security gate on the premises.

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The following members of the audience were sworn: Charles Davis, Pam Dysec, Scott Holmes and John Lawrence. They all expressed their concerns about the solar field being placed there, water trucks coming onto the property, many construction workers being on this property. Mr. Lawrence read portions of the New Jersey Energy Master Plan and expressed his feelings against it. Following Mr. Lawrence's readings, Attorney Drill indicated to the Board that despite all that, it is still an inherently beneficial use. He stated if it was not inherently beneficial, the applicant would have the burden of proving that the site is particularly suited for the use. The C-2 variance for the sign is at the request of the 911 coordinator.

Attorney Drill stated that the applicant has indicated there are no negative aspects to this application.

After each of the Board members expressed their feelings regarding the application, Mr. Block made a motion that it be approved, seconded by Chairman Teatzner.

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

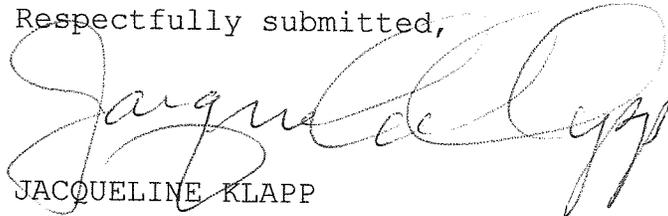
9. NEXT BOARD MEETING:

The next board meetings will be on September 15, 2016 and October 6, 2015.

10. ADJOURNMENT:

The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jacqueline Klapp", written in black ink over a white background.

JACQUELINE KLAPP