

**ZONING BOARD OF ADJUSTMENT**  
**RARITAN TOWNSHIP, NEW JERSEY**  
**REGULAR MEETING**  
**January 5, 2023**

**MINUTES**

**1. CALL TO ORDER:**

The meeting was called to order by Roger Ahrens at 7:00 p.m.

**2. NOTICE REQUIREMENTS:**

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

**3. ROLL CALL:**

**Board Members Present:**

Roger Ahrens, Chairman  
Cynthia Schaefer  
Steve Farsiou  
Randy Block  
Bradford Perry  
Rasul Damji

**Board Members Absent:**

James Ferraro

(A motion was made by Cynthia Schaefer to accept the absence of James Ferraro, seconded by Randy Block.)

**4. OTHER PERSONNEL PRESENT:**

Jeffrey Vaccarella, Township Assistant Planner  
John Morgan Thomas, Township Landscape Architect  
Jessica Caldwell, Board Planner  
Larry Plevier, Temporary Board Engineering Expert  
Mark Kataryniak, Temporary Board Engineering Expert

Roger Ahrens made a motion to go into closed session, seconded by Bradford Perry.

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

**RTBOA**

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Roger Ahrens recommended the extension of both engineers Larry Plevier and Mark Kataryniak for three months. There was no objection.

Therefore, no closed session was necessary.

5. Steve Farsiou indicated in comments that he would like to acknowledge the smooth professional way the Board has been meeting and that everyone has been doing a good job as well as the new secretary, Taylor Vaughn and the Planner Jeffrey Vaccarella, and indicated that this was a benefit to the applicants.

Roger Ahrens stated that the previous month when he thanked the Board professionals for their service he did not mention the court reporter, Jacqueline Klapp, and at this point he would like to do so. Steve Farsiou indicated that he would agree with Roger Ahrens on that.

**6. 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.

STEVEN P. GRUENBERG, ESQ.  
151 Main Street  
Flemington, New Jersey 08822  
Attorney for Saleem Basha Abdul Basheer and 457 Realty, LLC

**7. BOARD MEMBERS AND COUNSEL:**

- a. **Comments:** None
- b. **Announcements:** None
- c. **Election of Officers for 2023:**

1. Chairman: Member Cynthia Schaefer nominated Roger Ahrens to be Chairman of the Board of Adjustment for the year 2023, seconded by Steve Farsiou.

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

2. Vice Chairman: Roger Ahrens nominated Cynthia Schaefer to be the Vice Chairperson for the Board for the year 2023, seconded by Steve Farsiou.

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

3. Vice Chair Pro-Temp: Roger Ahrens made a motion that Bradford Perry be the Vice Chair Pro-Temp for the year 2023, seconded by Steve Farsiou.

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

**d. Appointments for 2023:**

Chairman Roger Ahrens read the appointments for the Board of Adjustment for 2023; Attorney, Jonathan E. Drill, Esq.; the appointment for the Board of Adjustment Planner for 2023, Jeffrey Vaccarella, and Planning Expert Jessica Caldwell; the Board of Adjustment Engineers Larry Plevier and Mark Kataryniak as engineers for the year 2023; Jay S. Troutman, Jr., PE as Board Traffic Expert for 2023; John Morgan Thomas, as Landscape Architectural Expert for the year 2023; Charles Hecht, PE as the Board Radio Frequency and Wireless Telecommunications Expert for the year 2023; Taylor Vaughn, the Secretary for the Board and Jeffrey Vaccarella Assistant Secretary for the Board for the year 2023; Jacqueline Klapp, Board Stenographer for the Board for the year 2023; Gerald Adelson and Richard Adelson as Board Geotechnical and Structural Engineering Experts for the year 2023; Walter Lublanecki, as the Board's Conflict Traffic Expert for the year 2023.

After reading the appointments in full, Cynthia Schaefer made a motion that they be approved as read, seconded by Randy Block.

(After additions were made to the Minutes, on roll call, all members voted in the affirmative.)

**e. Distribution and Correspondence:** None

**f. Minutes:**

**December 22, 2022**

A motion was made to approve the Minutes with a correction for the December 22, 2022 meeting by Roger Ahrens, seconded by Cynthia Schaefer.

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

**8. RESOLUTIONS:**

A Resolution of the meeting schedule for 2023 for the Board of Adjustment was read into the record by Chairman Roger Ahrens; as well as the Rules and Regulations regarding the Board of Adjustment for the year 2023; the designation of newspapers to receive meeting agendas and notices of applications for 2023; and a Resolution delegating completeness, incompleteness and completeness waiver determinations to the Township Planner and Board Secretary were read into the record.

A motion was made by Cynthia Schaefer to accept those Resolutions, seconded by Randy Block.

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

**9. LISA FANIA:**

Chairman Ahrens thanked Lisa Fania for the help she gave the Board while they were seeking a new secretary.

10. Applications:

- (A) **Board of Adjustment Case No. 14-2022**  
**APPLICANT: Stuart McCray**  
**LOCATION: Block 73, Lot6**  
**APPLICATION: C Variance for an Accessory Structure that Exceeds 800 Square Feet and is in the Front Yard**

Planner Vaccarella indicated that he met with Mr. McCray on the site and they discussed the reduction of the size of the accessory structure to 800 square feet. Mr. McCray wanted to move the structure closer to his house, but he would require a D Variance for that location. He is still awaiting a revised survey, and will require an extension.

Chairman Roger Ahrens made a motion that the matter be adjourned until February 16<sup>th</sup> without further notice and the time be extended until March 31, 2023. The motion was seconded by Randy Block.

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

- (B) **Board of Adjustment Case No. 22-2021**  
**APPLICANT: Saleem Basha Abdul Basheer**  
**LOCATION: Block 6.07, Lot 39**  
**61 Old Clinton Road**  
**APPLICATION: C Variance for Planning Variances**

Attorney Steven Gruenberg, Esq., Flemington, New Jersey appeared on behalf of the applicant and indicated they do not have the revised plans to show the Board and they are asking to continue the matter without further public notice required. He indicated he would extend the time until the end of March.

A motion was made by Cynthia Schaefer to adjourn the matter until February 16, 2023, seconded by Randy Block.

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

(C) **Board of Adjustment Case No. 12-2022**  
**APPLICANT: 457 Realty, LLC**  
**LOCATION: Block 36, Lot 67**  
**457 Highway 202**  
**APPLICATION: D Variance with C Variances for Two**  
**Principal Uses**

Attorney Steven Gruenberg, Esq., 151 Main Street, Flemington, New Jersey appeared on behalf of the applicant in this matter. The applicant proposes to construct a 1,174 square foot one-story addition to the existing building on the subject property. The proposed uses include a hair salon and HVAC company with office and storage. The purposes constitute multiple principal uses on the same lot. Additionally, a storage area or warehouse would be erected with proposed outdoor storage.

Attorney Drill swore in as witnesses Joseph Shanaski, the applicant; Mitchel Ardman, an engineer; Elizabeth McManus a Planner; John Morgan Thomas, the Township's Landscape Architect; Larry Plevier, the Township Engineer; and Jeffrey Vaccarella, the Township Planner.

Attorney Gruenberg indicated that the application is for a hair salon and an additional use in the back for an office as well as outdoor storage incidental to the HVAC business. It will require the two use variances, one to allow two principal uses on the same lot, and the other to allow outdoor storage of very limited gravel behind the dumpster area, no vehicles or equipment.

Applicant Shanaski testified that he has lived in Hunterdon County for 18 years with his wife and four children; he services Raritan Township, and he purchased the property in 2018. This was an existing hair salon, and he would like to move into the back with his business. The back portion of the building was occupied as a dwelling, but it was not lawfully created.

Testimony was given as to hours of operation, number of employees, number of vehicles and types of storage. The applicant testified as to the parking lot abutting Mill Brook Road. The Township Landscape Architect indicated that the parking area and adjacent properties needed additional planting in the remaining green space in both the front and side yards of the parking area along Route 202.

The applicant is proposing a 12 foot by 12 foot dumpster enclosure to include outdoor recycling containers. This would be adjacent to Mill Brook Road. The Fudge Store adjacent to the property has agreed to give a planting easement on that property.

Board members asked questions and indicated their concerns about the matter. Attorney Gruenberg indicated a desire to continue the matter and stated that they would prepare additional exhibits for the Board to review.

The matter was adjourned until March 16, 2023 without need for further notice, and an extension date of April 30, 2023.

**11. Next Board Meetings**

The next Board meetings will be January 19, 2023 and February 2, 2023.

Respectfully submitted,

*Jacqueline Klapp*

JACQUELINE KLAPP