

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
March 18, 2010**

A. Chairperson Fort called the meeting to order at 7:40 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

Mrs. Fort	present
Mrs. Flynn	present
Ms. Hendry	present
Mr. Hendrickson	absent
Mr. Simon	present
Mr. Stettner	present
Mrs. Goodwin	present
Mr. Thompson	present
Mr. Denning	present

**Donald Moore, Esq., Kelleher & Moore
Michael Sullivan, Clark, Caton & Hintz
Nelson Caparas, Jacobs, Edwards & Kelsey
John Hansen, Ferriero Engineering
Clay Emerson, Princeton Hydro**

B. APPROVAL OF MINUTES:

1. February 18, 2010 Mr. Denning made a motion to approve the minutes. Ms. Hendry seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

C. CORRESPONDENCE: None submitted.

D. TECHNICAL REVIEW COMMITTEE:

- 1. Hunterdon Hills Animal Hospital
Block 21.13, Lot 7
Route 22 Eastbound
Variance & Preliminary & Final Site Plan
Action date: March 21, 2010**

Mrs. Flynn stated that the TRC determined that this matter be deemed complete.

Mr. Simon made a motion to deem the application complete. Mr. Denning seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded. Ms. Hendry abstained.

E. RESOLUTIONS:

- 1. Automotive Service Center
Block 17, Lot 10.01
“D” Variance**

Mr. Denning made a motion to approve the resolution. Mr. Simon seconded the motion.

Roll Call:

Mr. Denning	aye
Ms. Hendry	aye
Mrs. Flynn	aye
Mr. Simon	aye
Mr. Stettner	aye
Mr. Thompson	aye
Madam Chair	aye

F. VOUCHER APPROVAL: (sent electronically to Board)

Mr. Simon made a motion to approve the vouchers as submitted. Mr. Denning seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded. Ms. Hendry abstained.

G. PUBLIC HEARINGS

- 1. Mark Hartman
Preliminary-Final Site Plan
Use and Bulk Variance, Minor Subdivision
US Rt. 22
Block 36, Lot 47 & 48
Action date: March 18, 2010**

Geoffrey Soriano, Esq., from the law firm of Soriano and Soriano located in Somerville, New Jersey, stated that he is counsel for the applicant. Mr. Soriano informed the board that a modified site plan sheet was submitted to board, identified as page 4 of 18 in the plan set.

Exhibit A-16 – modified site plan sheet 4 of 18 prepared by Bohler Engineering, revised March 1, 2010.

Attorney Moore swore in the following witnesses: the board’s professionals, and David Chewy.

Mr. Chewy placed his credentials for the record. He stated that he is president of Garden Associates, located in Whitehouse Station.

Mrs. Fort informed the board that Mr. Chewy has performed work for her personally, but did not feel she had a conflict. The board concurred.

Exhibit A-17 – Sheet one of one, dated October 2009, revised December 22, 2009, identified as landscape plan

Mr. Chewy testified that he is the author of the landscape plan. He informed the board that the plans show a series of courtyards for the retail shops. This is a central gathering place. There are earth tones, and tinted concrete, along with brick and pavers. They propose to use natural materials. They have also included green spaces. They are proposing to use shade trees in order to help create the courtyard setting. The walk ways are eight to ten feet wide.

Mr. Sullivan informed the board that he had some issues regarding the narrow walkways and seating areas. He felt that there should be more shade trees. He did not agree with planting columnar trees. He wanted this area shaded. The tinted concrete was not acceptable, and he recommended a colored paver. The planting beds should be removed. There should be better connectivity between the open space into the other parts of the site. He recommended smaller lawn areas and more shade trees.

Mr. Chewy testified that the applicant did revise the plan to include some of Mr. Sullivan’s recommendations.

Mr. Nelson Caparas was concerned about the plant material that is proposed to be planted. He did not want it to obstruct the view of motorists. Mr. Chewy answered that the plantings will be three feet in height.

Mr. Sullivan requested larger scaled plans and will reserve his comments until after he has had an opportunity to review the larger plans.

The board determined that the professional planners should have a meeting to work out the details. The applicant will supply larger scaled planting plans to the planner.

Gary Dean stated he appeared before this board to discuss traffic and parking issues, and at that time stated his credentials for the record. The issue is to discuss the circulation modifications to the plan pursuant to a meeting that he recently had with the board's professionals.

Referring to Exhibit A-4, from the December 8, 2009, identified as Sheet number 4, he stated that the site was originally accessed by a single driveway. Following Mr. Parker's review and consultation with Mr. Hansen, the applicant has decided to modify the access. Referring to Exhibit A-16, dated March 1, 2010; Mr. Dean testified that the driveway has been relocated as far easterly as possible. This would be a traditional driveway design. In addition, they have added an ingress driveway closest to the Fallon driveway. The other revision has to do with the parking. Since the community room has been deleted from the proposal as far as being available to the outside groups and civic space and with the elimination of 2900 square feet, they feel they no longer need a parking variance. This was outlined in his letter dated February 8, 2010. However, Mr. Dean never provided this information to the board. He will submit the letter. In Mr. Parker's report, concerns were raised regarding the parking calculations for the outside seating. That information should be included in the parking calculations. Mr. Dean explained that the ordinance does not have a standard for outside seating. He proposes the "shared parking" concept that was brought up at the last meeting. Mr. Dean said that they are proposing 194 parking spaces. Since the community room has been eliminated, Mr. Dean will still use the same number of 177 spaces. Mr. Thompson stated that the applicant is trying to squeeze into this parcel of land. Mr. Thompson was concerned about what is going to happen to the surrounding community. Mr. Dean testified that developing this site is going to generate traffic.

Mrs. Fort stated that after reading the professional's traffic reports, she is concerned with the traffic that is exiting the site. Mr. Dean felt that the egress would be safe. The application submitted to NJDOT was not only for lot 48, but to reconfigure the FX Management driveway and at the recommendation of the board's professionals; they will include a widening of Coddington Road.

Mr. Caparas stated that the alignment is improved, and with these types of driveways, the driver has been given an opportunity to see an oncoming vehicle. The other proposed driveway did not provide that. Since there are no parking spaces on the north side, there will be less exposure between vehicles and pedestrians. He stated that the outside dining seating should be included in the parking calculations. The applicant has not resolved the square footage as far as whatever land uses they propose. Once they provide that information, he will be able to access the trip generation of the site and look at the shared parking from that point. Mrs. Fort stated that before the board can vote on this plan, they will have to provide an accurate number.

Mr. Dean answered that the originally proposal when the traffic study was performed, it was under 39,000 square feet, but it had 42 units. They have now traded residential units for retail area. They have submitted a response to the board wherein the traffic difference was described. It was 8 or 9 trips.

Mr. Caparas testified that he found discrepancies with the square footage of land use that was described to effect the trip generation and therefore the parking requirements. He requested that the applicant define what they propose at the site and at the same time update the traffic impact assessment. Then he could determine how many parking spaces they would need at the site. Mr. Dean answered that there is 40,500 square feet of planned commercial development proposed; this would be gross leasable area. That would yield a requirement of 162 parking spaces. There are 16 residential units and at 2 spaces per unit for parking requires a total of 32. Add this together and the requirement is 194 parking spaces. That information from Mr. Dean was never circulated to the board. Mr. Sullivan interjected for the board that when you add the residential component, the applicant does not meet the definition of a planned commercial development which will throw off the actual requirement.

Mr. Hansen asked if Mr. Dean would be the one to speak about the changes to the plan that involves the loading areas. Mr. Hansen said this is important since a design waiver has been requested. Mr. Dean testified that the one principal area where a modification was made on Exhibit A-16 is on the westerly side of building C. There is an indent on the westerly edge of the courtyard, there were some parking spaces proposed to be placed there originally, now it has been changed. Two of the spaces were picked up elsewhere on the site. Now there is a dedicated loading area that leads directly into the courtyard. This would provide a means to hand-truck and deliver goods to stores. A second loading area was located to the east of the landscaped island. Mr. Dean informed the board that none of the retail stores would receive deliveries via tractor trailer. They would be UPS, single box trucks. Mr. Hansen stated that in his latest report, he noted that the access that connects the two parking areas located at the front of the site, could be reduced from 28 feet to 24 feet. Mr. Dean stated he did not foresee any reason they could not narrow that parking spot, subject to fire personal approval.

PUBLIC COMMENTS:

Mr. VanVeldhusin stated that he has the property located across Coddington Road. He is concerned about the public safety. He wanted to know if Coddington Road will be widened. Mr. Hansen answered that it will be widened on the applicant's side of the road. Mr. Van VenVeldhuisen had pictures of the site that were given to the board's professionals.

Mr. Dean stated to the board that he would not update his traffic study.

This matter was carried to April 15, 2010.

The board took a 5 minute break.

- 2. Hunterdon Hills Animal Hospital
Block 21.13, Lot 7
Route 22 Eastbound
Variance & Preliminary & Final Site Plan
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Diana Hendry informed everyone that she has recused herself from this application.

Mr. Moore informed the board that even though Mr. Hendrickson was absent, he discussed with Mr. Koester counsel for the applicant, that since Mr. Hendrickson has a relationship with the neighboring home owners association, he should also be recused.

Anthony Koester, Esq., from the law firm of Dilts and Koester stated that he is the attorney for the applicant. The hearing tonight is to give the board a sense of the application. They will begin with an architectural presentation. The application is for the dismantling of an existing building. It is located on Route 22, east. This is a 2.85 acre parcel. It is located in the Business district. This vet hospital is actually in its 64th year of continuous operation. There are 4 vet hospitals in Readington Township. The current building is a low residential one story building. The building is currently 2700 square feet. The application is to expand the building to 8,685 square feet. The site is environmental constrained to the rear of the property. Mr. Koester stated that the applicant is seeking preliminary and final site plan approval. There are several variances. There is a D-1 variance. This results as a technicality since the existing building is going to be demolished. There will be a sequence in the construction. It is the intention to have the existing building remain while the new building is being constructed and then have a seamless transition. This is to permit a veterinary hospital in the business district where it is not a permitted use. The next variance is a D-4 for floor area ratio. There are a series of C variances. The first is for a front yard set back; there also is a variance for minimal buffer to a State of County road; another variance for a minimum off street parking requirement; another variance for a stream corridor buffer disturbance. They are also requesting a variance for the signage; a set back requirement for the sign; and height of the sign. Lastly, they are seeking a variance for impervious coverage.

Attorney Moore swore in the following witnesses: Dr. Charles Westfield, Medical Director and principal of Hunterdon Hills Animal Hospital. He stated that he resides at 42 Dreahook Road, Whitehouse Station. Alex Greenwood, 48 Harborton

Pleasant Valley Road, West Amwell Township, he is the principal of NJ Barn Company in Ringoes, NJ; Barry Silberstang, principal of Silberstang Lasky Architects in Manhattan; Theodore Bayer, Bayer-Risse Engineering, 78 Route 163 West, Hampton, NJ. Additionally, the board's professionals were sworn.

Dr. Westfield testified that the current building is challenged with the lack of space. He purchased Dr. Little's practice three years ago, and he is trying to upgrade the practice into the 21st. century. If the building is closed during the approximately one year renovation, the practice would cease to exist. Therefore, they have to construct the project in stages. He described the layout of the project. He described to the board the elements of his practice. He indicated that he is a holding facility for animals. Dr. Westfield stated that they are not open 24 hours a day. All of the dog runs will be located inside the building.

Barry Silberstang stated his educational credentials on the record.

A-1 Power-point dated March 9, 2010 authored by Barry Siberstang

Mr. Siberstang described the pictures of the power point for the public. He stated that they want to create a farm to replicate how farms grew in New Jersey. He stated that one of the barns will be the reception area. To the left of that area is the examination rooms. The large center area is the treatment area. This is designed like an ICU. To the extreme left is the operating room. Above that area are cages for the animals that have just been treated and are recovering. There is a dental area; x-ray area. The nurses can monitor everything that is going on.

Alex Greenwood placed is credentials on the record. The board accepted his qualifications.

He stated that they save antique buildings that no one else wants. These buildings are threatened with demolition; his company will document, and carefully disassemble the building and place them in storage until they can find use for the antique timber frames.

Mr. Greenwood testified that the dimension of the barn is typical for Hunterdon County. The single most common size is 26' x 36'. It has a three bay, four vent configuration. It is a ground barn. The framing is primarily oak. The barn was built 1840-1850. The barn is 26 feet to the ridge, and an additional 6 feet for the cupola.

Mr. Siberstang testified that the silo will have a purpose. It will be a library, a conference room and also a grieving room. He demonstrated the transition while the new building is constructed. Once that occurs, the old area will be demolished. The proposed sign was shown to the board members.

QUESTIONS FROM PUBLIC

There were no questions from the public.

This matter has been carried on the record and will be heard on April 15, 2010.

H ADJOURNMENT:

Mrs. Goodwin made a motion to adjourn @10:45 p.m. Mr. Simon seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

Respectfully submitted,

Linda Jacukowicz