

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
August 19, 2010**

A. Chairperson Fort called the meeting to order at 7:35 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	absent
Mr. Hendrickson	present
Mr. Simon	present
Mr. Stettner	present
Mrs. Goodwin	present
Mr. Thompson	absent
Mr. Denning	absent

**Donald Moore, Esq., Kelleher & Moore
Beth McManus, Clark, Caton & Hintz
John Hansen, Ferriero Engineering**

Madam Chair expressed sincere and heartfelt words about Sharon Simmons, who was a Board of Adjustment member a few years ago. Ms. Simmons passed away yesterday. The board was very saddened to hear about her demise.

B. APPROVAL OF MINUTES:

1. July 15, 2010

Mr. Simon made a motion to approve the minutes. Mr. Hendrickson seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

C. CORRESPONDENCE:

The board had no comments regarding the correspondence.

D. TECHNICAL REVIEW COMMITTEE:

None

E. RESOLUTIONS:

None

F. VOUCHER APPROVAL:

Mr. Simon made a motion to approve the minutes. Mr. Hendrickson seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

G. PUBLIC HEARINGS

- 1. Hunterdon Hills Animal Hospital
Block 21.13, Lot 7
Route 22 Eastbound
Variance & Preliminary & Final Site Plan
Carried to September 16, 2010**

Madam Chair announced that this matter has been carried without further notice to the September 16, 2010 meeting.

- 2. Whitehouse Auto Service, LLC
378 Rt. 22, West
B. 18, L. 12
Action Date: September 17, 2010**

Carlos Sanchez, Esq., from the firm of Rebenack, Aronow, Mascolo and Miller, stated that is the attorney for the applicant.

Attorney Moore swore in the applicant, John C. Miranda.

Mr. Miranda testified that the building is currently square in shape and in need of a new roof. He felt it would be a great opportunity to upgrade the premises. The architect revised the plan to include a peaked roof. This area will also give the applicant extra space for storage. By renovating the building it will enable him to provide a higher level of service to the community. The facility is an auto repair full service station along with propane sales. He employs 4 full time employees and 2 part time employees. Incidentally, there are some employees that live in the community.

Exhibit A-1 Proposed second floor plan prepared by Eric Trepkau, Architect - Consisting of 5 pages.

Mr. Miranda referred to page 4 of the plan indicating that this is an accurate depiction of how the building exists today and how the building will appear after construction.

Madam Chair stated that she felt it was a good application and an improvement to the site.

A condition of approval would be that the roof should be a neutral color. Mr. Miranda complied with this request.

Mrs. Flynn stated that the board is trying to keep the Route 22 corridor neat and uncluttered. Additionally, Mrs. Flynn wanted to make sure that the second floor would be for the business storage only. Mr. Miranda answered that was correct.

PUBLIC COMMENTS:

Mr. Bruce Wagge was in favor of the application. However, he wanted to know when the car graveyard would be removed. The board informed Mr. Wagge to contact the zoning officer. Unfortunately the enforcement of removing the car graveyard does not fall within the purview of the board.

Mr. Moore referred to Beth McManus' letter dated August 17, 2010. Within her letter she indicated that the propane area should be screened from view. She suggested that it could be enclosed by a chain link fence since the application is close to Route 22, along with plantings. Mrs. Fort wanted to know if there was room for landscaping without encroaching on the right-of-way. Ms. McManus agreed to work with the applicant regarding the placement of the vegetative screening.

Mrs. Goodwin disagreed with the proposal to screen the propane tank area. She stated that this is his business and it should be visible. She stated that years ago she was on they would approve. Shrubs should be planted on either side of the propane tanks. The applicant agreed to comply with the board's request. The board also requested a color rendering must be submitted to Clark, Caton & Hintz.

Mrs. Flynn made a motion to approve the application. She felt that the expansion would enhance the site. Since this is a vertical expansion it would be easier to accommodate the increase of the floor area ratio. This will not harm the public good. A condition of approval is that the applicant must submit the color samples and a color rendering to the planner's office. Some shrubbery must be planted along the eastern end of the propane enclosure and must not block the gate. The storage will be limited to the business's storage only and the color of the roof will be a neutral color. Mrs. Goodwin seconded the motion.

Roll call;

Mrs. Flynn	yes
Mr. Hendrickson	yes
Mr. Simon	yes
Mr. Stettner	yes
Mrs. Goodwin	yes

H ADJOURNMENT:

Mrs. Flynn made a motion to adjourn @8:15 p.m. Mr. Simon seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

Respectfully submitted,

Linda Jacukowicz