

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
February 17, 2011**

A. Chairperson Fort called the meeting to order at 7:34 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	absent
Mr. Stettner	absent
Mrs. Goodwin	present
Mr. Thompson	present
Mr. Denning	present

Donald Moore, Esq., Kelleher & Moore

B. APPROVAL OF MINUTES:

- 1. January 20, 2011 - Mr. Denning 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:

None

D. TECHNICAL REVIEW COMMITTEE:

None

E. RESOLUTIONS:

- 1. Mark Hartman minor subdivision/preliminary major site plan
Block 36, Lots 47 & 48
Request for an extension to perfect deeds**

Mr. Denning made a motion to approve the resolution. Mrs. Goodwin seconded the motion.

Roll call:

Mr. Denning aye

Mr. Thompson **aye**
Mr. Hendrickson **aye**
Madam Chair **aye**

2. Report on Variances

Mr. Denning made a motion to approve the resolution. Mrs. Flynn seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

**3. Hunterdon Hills Animal Hospital
Block 21.13, Lot 7
Route 22 Eastbound
Corrected resolution**

Mr. Moore informed the board that between November 17, 2010, the original approval date and the present time, John Hansen worked with Dr. Westfield's engineers to specifically layout certain changes in the resolution. On page nine (9) of the original resolution, more specifically paragraph 17, has been modified. It now sets forth the scientific data that those individuals have agreed to. Mr. Moore read the new language into the record as follows: "Referring to the environmental study submitted by Amy Greene Environmental Consultants, she testified that there was no encroachment into the wetlands or into the wetlands transition area. Additionally, testimony was given that although an LOI was not necessary, the applicant had obtained an LOI which confirmed the location and extent of the wetlands and the wetland transition areas. With respect to the work and the State regulated riparian zone it was indicated that no formal application is required as long as the total development where proposed is restricted to less than one (1) acre of land disturbance and less than one quarter (1/4) acre of new impervious coverage. It was testified that the applicant would in fact make any necessary corrections in order to comply with these restrictions. He also indicated that provided the project met those restrictions, the project would qualify for a permit by rule with respect to the Flood Hazard Area Control Act for the work within the riparian zone. The type of permit by rule for which the project qualifies requires notification to the NJDEP Bureau of Coastal and Land Use Compliance and Enforcement fourteen (14) days prior to the initiation of the construction.

On page 24 with reference to Paragraph 27, "the applicant shall notify the New Jersey Department of Environmental Protection Bureau of Coastal and Land Use Compliance and Enforcement within fourteen (14) days prior to the initiation of the construction activities authorized under a flood hazard area control act permit by rule for the work provided in the riparian zone."

The last change is on page 30, paragraph 11, "The applicant will revise the layout of the parking area in order to reduce the total number of parking spaces installed by four (4) and to better protect the existing the Hickory Tree from damage destabilization due to the construction site improvement elements. Two (2) parking spaces will be banked in the rear parking area and two (2) parking spaces will be banked at the location of the existing

Hickory Tree. The layout of parking will be reviewed and approved by the engineer and planner.

Mr. Hendrickson made a motion to approve the resolution. Mr. Thompson seconded the motion.

Roll call:

Mr. Denning	aye
Mrs. Flynn	aye
Mrs. Goodwin	aye
Madam Chair	aye

- 4. Winfield Management Corp.
Block 8, Lot 3
422 Route 22 West
Amended Preliminary – Final
Action date: April 29, 2011**

Mr. Denning made a motion to approve the resolution. Mrs. Goodwin seconded the motion.

Roll call:

Mr. Denning	aye
Mr. Thompson	aye
Mr. Hendrickson	aye
Madam Chair	aye

Mr. Moore stated that his letter dated February 9, 2011 to Mark Peck, Esq., attorney for the applicant should be attached to the memorialized resolution. This letter speaks about the applicant's pursuit the compliance with the NJDOT recommendations as to the elimination of a certain crossover along Route 22 and its replacement with the various improvements recommended by the Board's traffic engineer. The attorney for the applicant agreed to this request.

F. VOUCHER APPROVAL: (sent electronically to Board)

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

G. PUBLIC HEARINGS

None

H ADJOURNMENT:

Mrs. Flynn made a motion to adjourn the meeting. Mr. Denning seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda Jacukowicz