

READINGTON TOWNSHIP BOARD OF ADJUSTMENT
REORANIZATION MINUTES

January 16, 2014

A. Secretary called the reorganization meeting to order at 7:33 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

B.

Marygrace Flynn	present
Keith Hendrickson	absent
Diana Hendry	present
Meredith Goodwin	present
Britt Simon	present
Patrick Ryan	absent
Joanne Sekella	present
Richard Thompson	absent
Michael Denning	present

Michael Sullivan, Clark Caton & Hintz
John Hansen – Ferriero Engineering, Inc.
Harold Maltz, Hamal Engineering Associates

C. Nominations:

1. Chairman: Secretary asked for nominations for Chairman. Mr. Simon nominated Michael Denning as Chairman. Ms. Hendry seconded the motion. There were no other nominations. Motion was carried with a vote of ayes all, nays none recorded.

The meeting was turned over to Chairman Denning

2. Vice Chairman: Mrs. Goodwin nominated Joanne Sekella for Vice Chairperson. Mrs. Flynn seconded the motion. Chairman Denning nominated Britt Simon. There was no second. There were no other nominations. Motion was carried with a vote of Ayes all, nays none recorded to nominate Joanne Sekella as Vice-Chairperson.

3. Secretary: Mrs. Flynn nominated Linda Jacukowicz for Board Secretary. Mr. Simon seconded the motion. There were no other nominations. Motion was carried with a vote of Ayes all, nays none recorded.

D. Executive Session:

RESOLUTION
(Open Public Meetings Act – Executive Session)

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment, of the Township of Readington, County of Hunterdon, State of New Jersey, as follows:

The public shall be excluded from discussion of the hereinafter specified subject matters.

The general nature of the subject matter to be discussed is as follows:

1. Professional Services contract

It is anticipated at this time that the contents of the above discussions will remain confidential.

This Resolution shall take effect immediately.

Certified to be a true copy of a Resolution adopted on January 16, 2014.

Linda Jacukowicz, Coordinator

Britt Simon made a motion to approve the resolution and enter executive session at 7:39 p.m. Marygrace Flynn seconded the motion. All ayes, no Nays recorded.

Diana Hendry made a motion to return to open session. Joanne Sekella seconded the motion. All in favor, no Nays recorded.

The board returned to open session at 8:29 p.m.

4. Professional Services Contracts

Donald K. Moore, Esq., Special Attorney Services
Michael Sullivan Clarke – Caton – Hintz, Professional Planning Services

Key-Tech - Inspection and testing services
John Hansen, Ferriero Engineering
The Noise Consultancy, LLC, Acoustical Consultants
Princeton Hydro – Environmental Consultants
Harold Maltz, Hamal Associates – Traffic Engineer
William P. Robertson, Esq., Attorney Services for a 6 month term.

Britt Simon made a motion to approve the professional contracts. Joanne Sekella seconded the motion. Motion was carried with a vote of ayes all, nays none recorded.

5. Schedule of Meeting Dates for 2014

Third Thursday of each month

**If meeting falls on a legal holiday, the meeting will be held the following day. December meeting will be held on December 9, 2014.* Britt Simon made a motion to approve the 2014 meeting dates. Marygrace Flynn seconded the motion. Motion was carried with a vote of ayes all, nays none recorded.

6. Technical Review Committee

Schedule of meetings. The TRC meetings occur at 7:00 p.m. prior to the regularly scheduled Board of Adjustment meetings.

Marygrace Flynn volunteered to serve on the Technical Review Committee and nominated Meredith Goodwin to serve on the TRC in 2014.

E. PUBLICATIONS

Hunterdon County Democrat
Hunterdon Review
Courier News
Star Ledger
Express Times

Britt Simon made a motion to approve the publications. Marygrace Flynn seconded the motion. Motion was carried with a vote of ayes all, nays none recorded.

F. APPROVAL OF MINUTES:

1. December 10, 2013 – Marygrace Flynn made a motion to approve the minutes. Joanne Sekella seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

G. CORRESPONDENCE:

1. Letter to Donald Moore, Esq., from Board of Adjustment - acknowledged.
2. Marygrace Flynn suggested that the Board of Adjustment members attend a joint meeting with the Planning Board on February 24, 2014.

H. TECHNICAL REVIEW COMMITTEE:

1. 110-112 Main, LLC
110-112 Main Street
Variance application

Meredith Goodwin made a motion to deem the application complete. Marygrace Flynn seconded the motion. All in favor, No Nays recorded.

I. RESOLUTIONS:

1. Report on Variances

Marygrace Flynn made a motion to approve the resolution. Joanne Sekella seconded the motion. All in favor, no Nays recorded.

2. Ryland Office Park, LLC/Walgreens
Minor subdivision/lot line adjustment
Correction to resolution
Block 8, L (s) 4, 5, 6, & 7

Joanne Sekella made a motion to approve corrected page 25 of the previously memorialized resolution identified as BOA number 2013-257. Diana Hendry seconded the motion.

Roll call:

Diana Hendry aye
Joanne Sekella aye
Chairman Denning aye

J. PUBLIC HEARINGS:

1. Anderson House, Inc.
Variance
B. 42, L. 8.02
Carried to February 20, 2014 – Chairman announced that this matter is carried to February 20, 2014. The matter will be re-noticed for that hearing date.

2. Readington Commons
Variance
B. 4, L. 51
Action date: January 16, 2014

Michael O'Grodnick, Esq., from the law firm of Mauro, Savo, Camerino, Grant & Schalk, stated that he is the attorney for the applicant. This is a bifurcated use application. Readington Commons has an office development located close to the Merck employee entrance. It consists of an 11.4 acre lot and is located in the Research Office Zone. They are seeking approval to build 37 one bedroom apartments to be located on the northerly portion of the property and they propose to retain the three existing office buildings. The original application was approved in 2001 for office buildings.

Attorney Robertson swore in the applicant's witnesses and the board's professionals.

Robert Heibell, Engineer from Van Cleef Engineering Associates; John Marshall, Architect, Marshall Sabatini Architects; Richard Reading, Economist, Richard B. Reading Associates; Richard Coppola; Planner Coppola and Coppola Associates; Jay Troutman, McDonough & Rea Associates; and David Gardner with Larken Associates and Readington Commons. In addition, Michael Camerino, Esq., senior partner of the firm representing the applicant.

Mr. Heibell placed his credentials on the record. The board accepted his qualifications as an expert in professional engineering.

Exhibit A-1 – Site Plan one dated July 16, 2013

Mr. Heibell testified that Exhibit A-1 shows what was originally approved in 2001 by the Readington Township Planning Board. The stormwater detention basin was installed at the southwest corner of the property.

The stream has been re-categorized and is now a category one stream and has a 300 foot wide riparian buffer on both sides of the stream.

Exhibit A-2 – Site Plan two dated July 16, 2013.

The exhibit shows the three office buildings that have been constructed, and the parking for those office buildings. All of the proposed infrastructure and proposed buildings have been moved outside of the 300 foot wide riparian buffer. The 70 parking spaces comply with the required standards. The site is served by sanitary sewer. He stated that they will comply with the planner's recommendation for the landscaping plan. Regarding Mr. Hansen's report dated July 15, 2013, he recommends that any approval should contain restrictions for the parking and storage of vehicles. The applicant will agree to comply with these suggestions. The 37 one bedroom apartments will not be converted into condominiums, but remain rental apartments. If the bifurcated use application is approved, the applicant will return with a full site plan. They will

verify at the time of site plan approval that there is available sanitary sewer capacity in reserve. Regarding the updated report dated July 17, 2013 from Michael Sullivan, the applicant will abide with his landscaping comments at the time of site plan. The stormwater design will be supplied at the time of site plan application. The applicant would agree to place a conservation easement near the riparian zone.

Harold Malts was concerned if the 70 parking spaces were sufficient due to the fact that most families have two cars. This would leave little overflow availability for visitor parking. Mr. Maltz indicated to the board on Exhibit A-2 where the additional parking could be placed. The applicant agreed with Mr. Maltz's report.

PUBLIC QUESTIONS:

June Gable 2 Far Knoll Lane Whitehouse Station stated that they have a drainage problem. She was concerned that the row of trees is not sufficient buffering.

Mr. Heibell stated that not all of the infrastructure and landscaping has been completed within this area. He assured Ms. Gable that he will look into the matter.

PUBLIC QUESTIONS CLOSED

Jay Troutman from McDonough & Rea Associates placed his credentials on the record. The board accepted Mr. Troutman's qualifications.

Mr. Troutman participated in the original approval in 2001. Traffic can utilize the Merck traffic signal that is located one property down from this site in order to make a U-turn and travel east on Route 22. Pursuant to the board's traffic consultant's recommendation they prepared a traffic impact assessment dated June 28, 2013 along with the prior DOT permit. The Readington Township Police Department also reviewed the information and there were no negative comments. This proposal represents a significant reduction in traffic flow than what was previously approved. Mr. Maltz stated that the number of trips for the residential use is significantly less than 100 trips in peak hours.

John Hansen asked if the proposed layout would accommodate fire trucks. Mr. Troutman answered that if this is approved and they proceed to site plan they will have the fire company review the plans.

Chairman Denning announced that this matter was carried to February, 2014.

3. Triad Tool & Die Co.
Block 39, Lot 53.18
9 Commerce Street
Action date: February 27, 2014

Anthony Koester, Esq., from the law firm of Dilts and Koester, stated that he is the attorney for the applicant.

Attorney Robertson swore in the following witnesses: David Maski Director of Planning at the firm of Van Cleef Engineering; and Eric Wichelhaus, owner/applicant of Triad Tool and Die.

Mr. Koester informed the board that the application is for a 9,808 square foot addition to the existing facility. This is a light manufacturing facility in the ROM-2 zone. They produce precision aircraft parts. The applicant is seeking preliminary and final site plan approval as well as a D-4 variance. There are other variances that were identified in Mr. Sullivan's report for parking, outdoor storage, circulation, planting and buffering. The purpose for the addition is to expand the existing manufacturing facility. This will allow for additional production work.

Peter McCabe placed his qualifications before the board and his credentials were accepted.

Mr. McCabe testified that the property consists of 4.14 acres in the ROM-2 zone.

Exhibit A-1 Aerial photo of the project dated January 16, 2014

Exhibit A-2 Site plan colored exhibit prepared by Van Cleef Engineering dated January 16, 2014

Mr. McCabe explained to the board that this is an existing single tenant building. It is approximately 25,000 square foot with 5,000 square foot mezzanine, of which 3,000 square feet is office space. The loading area is located on the northern side of the building. The site is adjacent to a residential zone. There is currently buffering installed. The buffering, however, will be supplemented. The site is served by septic and public water. There is an existing collection stormwater management system.

The applicant is proposing to construct a 9800 square foot addition. The primary purpose of that space is to take some of the outside storage and move inside. The addition is being constructed on existing paved surface. There is no increase in impervious area. In terms of stormwater, it allows them to collect the rainwater from the roof and add on to the existing collection system. They have a letter from the Hunterdon County Department of Health stating that the addition will not exceed the existing septic system capacity and therefore it is adequate. They are proposing 61 parking spaces. There are 5 trucks per day visiting the site and one of the trucks is a tractor trailer. They are proposing to construct a canopy that will protect some of the truck loading doors.

Eric Wichelhaus testified that the type operation that he has now should not be perceived as a warehouse with a lot of truck traffic. On rare occasions there might be a tractor trailer delivery.

Mr. McCabe stated that there is some existing outside storage. There is an existing fence that runs from the corner of the building to the loading area. They are proposing to increase the number of slats in the fence and add an extensive amount of screening.

Mr. McCabe addressed John Hansen's report dated January 3, 2014. The applicant has no issues and will comply with the conditions of Mr. Hansen's report.

The Readington Township Fire Official reviewed the application and has no issues with the site plan.

Mr. Hansen suggested that since the applicant is seeking preliminary and final site plan approval, a condition should be placed in the resolution that all improvements must be constructed pursuant to the site plan, and bonded at the discretion of the Township Engineer prior to the issuance of a Certificate of Occupancy.

Regarding the report from Clark Caton and Hintz updated December 3, 2013, the applicant will address all of the issues. Mr. Sullivan requested that the applicant indicate and or testify about more buffering details.

Exhibit A-3 – Close up aerial picture

Mr. McCabe indicated to the board where the applicant is proposing to supplement the buffering on the site.

Mr. Wichelhaus testified as to the size and location of the dumpster. He indicated that there would be no negative visual impact. One of the reasons that the slats in the fence were removed is that they experienced a theft. It was the police department who recommended that some of the slating be removed so that when they performed their security sweep at night, they would be able to see if there is someone on the site.

Exhibit A-4 – Photograph of the subject property taken by Mr. McCabe standing at the end of Commerce Drive.

Mr. McCabe indicated where the additional plantings would be placed. They will work with Mr. Sullivan's office to make sure that the parking and the rest of the development is screened. There is a requirement for one tree for every three parking spaces. They will add four additional deciduous trees to the parking area. All parking will be paved. They are requesting relief from the granite blocking requirement and pedestrian circulation due to the nature of the parking area. Mr. Sullivan is a proponent of curbing. He recommended that it would not have to be the granite blocking, it could be made of concrete curb.

The application will be carried to February 20, 2014.

K. ADJOURNMENT

Mr. Simon made a motion to adjourn at 10:45 p.m. Mrs. Sekella seconded the motion. Motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz