

READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES

February 20, 2014

A. Chairperson Denning 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.

Members present

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

William Robertson, Esq.,
Steve Bolio, Ferriero Engineering
Kendra Lelie, Clark Caton & Hintz

B. APPROVAL OF MINUTES:

1. January 16, 2014 – Britt Simon made a motion to approve the minutes. Chairman Denning seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

2. January 16, 2014 – Executive Minutes – Britt Simon made a motion to approve the Executive Session minutes. Chairman Denning 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:

None

F. VOUCHER APPROVAL: None submitted.

G. PUBLIC HEARINGS

1. Anderson House, Inc.
Variance
B. 42, L. 8.02 –

Chairman Denning announced that this matter was carried to March 20, 2014.

2. Readington Commons
Variance
B. 4, L. 51

Chairman Denning announced that this matter was carried to March 20, 2014

3. Triad Tool & Die Co.
9 Commerce Street
B. 39, L. 53.18

Anthony Koester, from the law firm of Dilts and Koester, testified that he is the attorney for the applicant. This matter is continued from the hearing that took place on January 16, 2014.

Attorney Robertson swore in all of the professionals and the applicant, Jessie Wichelhaus.

Peter McCabe, Engineer for the applicant, acknowledged that he remained under oath. He testified that they revised the plan to show a proposed asphalt curb to be located at the rear of the parking spaces. They also added the building mounted light to the plan based upon a recommendation from Mr. Hansen in his February 10, 2014 letter.

Regarding Kendra Lelie's review letter dated February 19, 2014, Mr. McCabe agreed with all of the conditions and identified the evergreen plantings. The planting buffer will be installed to screen the outdoor storage. They are in agreement that no future outside storage will exceed the height of 6 feet. Mr. McCabe testified that they will add the foot candle detail on the newly updated plan. In terms of the possibility of a D-1 variance, it is Mr. McCabe's position they do not need a D-1 variance since the applicant is installing the slats into the fence and planting additional buffering. They have less than 40% of outside storage.

Ms. Lelie affirmed that she was satisfied with the applicant's proposed changes to the plan. Mr. Bolio of Ferriero Engineering indicated that the hours of lighting should be noted on the plan.

Mr. McCabe informed the board that given the type of business and since there is a second shift, the lights will remain on from dusk to dawn for security purposes.

Mr. Simon suggested that the applicant may want to look into solar energy given the fact that there is a large roof. Mr. Wichelhaus agreed and indicated that they have considered this option.

Attorney Robertson swore in David Maski.

David Maski stated that he is from the firm of Van Cleef Engineering. He is a professional planner in the State of New Jersey. The board accepted his qualifications.

Mr. Maski testified that the applicant is seeking a floor area ratio variance and a C variance. Regarding Kendra Lelie's letter dated February 19, 2014 specifically section 6.2, number 1, i which states as follows..."that the Buffer Measurement in the previous approval (Resolution No. 2000-24) indicated the Board's satisfaction with the six (6) foot masonry wall and plantings located along the western property boundary as meeting the buffering requirements. While the 50 foot buffer is indicated on the plan, the applicant is proposing additional paving in a small portion of the buffer which requires a variance pursuant to §148-24.F.6"..... Mr. Maski testified that this is NOT new or additional paving. This is a pre-existing condition. Ms. Lelie stated that there will be curbing installed so there will be additional structures. It should be a legal evaluation.

Mr. Maski continued with his testimony indicating that it was noted in earlier testimony the site is located ROM-2 zone. Although the use is permitted the proposed addition will exceed the allowed floor area ratio. They are requesting a D-4 variance. The positive criteria for a D-4 variance only sets forth that they demonstrate the site can accommodate a floor area larger than what is allowed by ordinance. The suitability of the site has already been determined by virtue of this being a permitted use in the ordinance. The site conditions are more than adequate to support the added intensity. The site has wastewater and water capacity to support the building.

Addressing the negative criteria, the proposed addition will have no discernable negative impact to surrounding properties for the following reasons: the building is located in the manufacturing zone and is already buffered from the surrounding properties; the property meets the ordinance requirements except for the floor area ratio; there will be no increase to the impervious coverage, there is adequate parking and access to the site; and in addition the approval will reduce the outside storage; and lastly the variance can be granted without substantial impairment to the zone plan or zoning ordinance as the building will not be out of character for the zone.

Neither the board nor public had any questions of this witness.

Mr. Koester stated that given the amount of members present, he requested that this matter be carried to the next meeting for a future vote. The matter was carried to March 20, 2014 without further notice.

H. ADJOURNMENT: Mr. Simon made a motion to adjourn the meeting. Mr. Thompson seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda Jacukowicz