

READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
March 20, 2014
7:30 p.m.

A. Chairman Denning *called the meeting to order at 7:30 p.m.* announcing that all laws governing the Open Public Meetings Act had been met and that this meeting had been duly advertised.

Members present

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

William Robertson, Esq.,
John Hansen, Ferriero Engineering
Kendra Lelie, Clark Caton & Hintz

B. EXECUTIVE SESSION:

Chairman Denning read the following Resolution:

EXECUTIVE SESSION RESOLUTION

WHEREAS, N.J.S.A. 10:4-6 *et. seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Planning Board is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the Act;

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

1. The public shall be excluded from discussion of the hereinafter specified subject matter as set forth below:

<u>Subject Matter</u>	<u>Basis of Public Exclusion</u>	<u>Date Anticipated When Discussion Will be Disclosed to Public</u>
Personnel Matters	Attorney-Client Privilege	Certain information at the discretion of the Planning Board tonight...other information will remain confidential

2. It is anticipated at this time that the above stated subject matter will remain confidential because litigation remains pending.
3. This Resolution shall take effect immediately.

A Motion was made by Ms. Flynn to adopt this resolution, seconded by Ms. Goodwin with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:55 p.m.

C. APPROVAL OF MINUTES:

1. A Motion was made by Mr. Simon to approve the February 20, 2014 minutes as circulated, seconded by Mr. Thompson with a vote of ayes all, nays none recorded.

D. CORRESPONDENCE - None

E. TECHNICAL REVIEW COMMITTEE: None

F. RESOLUTIONS: None

G. OTHER BUSINES: None

H. VOUCHER APPROVAL: (sent electronically to Board) A Motion was made by Mr. Simon to approve the vouchers, seconded by Ms. Flynn with a vote of ayes all, nays none recorded.

I. PUBLIC HEARINGS

1. Triad Tool & Die Co.
9 Commerce Street
B. 39, L. 53.18
Action date: March 20, 2014

Anthony Koester, Esq., attorney for the applicant stated that the testimony had been concluded at the meeting held last month. Chairman Denning announced that the board members who were absent received the audio CD of the meeting.

Meredith Goodwin wanted to know if the professionals were in agreement with the amount of screening bordering the residential area. Ms. Kendra stated that the applicant agreed to work with her office. They have submitted a planting plan, but her office will also perform a site visit. Additional plant material will be added if the planner requires a heavier screening.

Comments from public:

There were no comments from the public.

Board comments:

Joanne Sekella, Marygrace Flynn and Meredith Goodwin verified that they did listen to the CD and that they are eligible to vote.

Joanne Sekella made a motion to approve the application. Meredith Goodwin seconded the motion.

Attorney Robertson recited the following conditions enacted by the board: The applicant will comply with all comments and conditions that are identified in the board's engineer's letter dated January 3, 2014, specifically where it includes Hunterdon County Department of Health approval; approval from Readington Township fire official; submission for approval the "as built site improvements" prior of issuance of final Certificate of Occupancy; full depth concrete curbing to be added along the westerly side of the northerly parking area; certification from the Hunterdon County Soil Conservation District; certification from the Hunterdon County Planning Board of no interest; the applicant must comply with the comments of the township's planner memo revised February 19, 2014 and specifically to include an onsite consultation with the township planner at the time of plantings to insure significant view sheds are screened and adding additional evergreens if the proposed quantity is not sufficient to adequately screen the site from the residential property; any future storage containers shall not be greater than 6 feet in height; that the planting height of the buffer material should be a minimum of 6 feet in height; applicant shall obtain the necessary permits and approvals and post-performance and maintenance guarantees; pay all required township fees and taxes up to date and that the applicant shall provide the documents of compliance for the conditions of approval.

Meredith Goodwin was concerned about the lighting fixtures that are currently on the building. Mr. Hansen stated that during their prior testimony they indicated that they were going to use the same lights that are on the building and will reposition the lights. Ms. Goodwin suggested that the shoebox lights should be positioned down. Mr. McCabe

testified that they would work with the board's professionals to accommodate the applicant.

Marygrace Flynn stated that she agrees with the application and did not feel that there is any detriment to the public. The property will be improved.

Roll Call

Marygrace Flynn aye
Meredith Goodwin aye
Britt Simon aye
Joanne Sekella aye
Richard Thompson aye
Chairman Denning aye

Anthony Koester requested that the board authorize a letter be forwarded to the Building Department prior to the memorialization of the resolution indicating that the applicant received approval and that they may apply for permits. The applicant will waive any claims against the Township and that they will proceed at their own risk. This will enable the applicant to order steel and start their construction schedule.

A Motion was made by Ms. Goodwin to have the letter drafted by the board's attorney and forwarded to the Code Enforcement Officer, seconded by Mr. Simon with a vote of ayes all, nays none recorded.

2. Readington Commons
Variance
B. 4, L. 51
Action date: March 20, 2014 -- Signed extension and carried to April 17, 2014. No further notice will be given to the public.

3. Anderson House, Inc.
Variance
B. 42, L. 8.02 -- Signed extension and carried to April 17, 2014. No further notice will be given to the public.

J. EXECUTIVE SESSION:

Chairman Denning read the following Resolution:

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A Motion was made by Mr. Simon to adopt this resolution, seconded by Ms. Flynn with a vote of ayes all, nays none recorded.

The meeting reconvened at 10:30 p.m.

K: ADJOURNMENT:

A Motion to adjourn was made by Mr. Simon, seconded by Mr. Thompson with a vote of ayes all, nays none recorded

The meeting adjourned at 10:30 p.m.


Rebekah Harms
Board of Adjustment Secretary
by revision