

**READINGTON TOWNSHIP
BOARD OF ADJUSTMENT MEETING
September 17, 2015**

The Meeting was called to order by Chairwoman Goodwin at 7:41 p.m. stating that the requirements of the Open Public Meeting Law have been satisfied. The Meeting had been duly advertised.

Members present: Michael Denning, Meredith Goodwin, Joanne Sekella, Britt Simon, Richard Thompson

Also present: John Hansen, Engineer
Roger W. Thomas, Attorney

Members absent: Marygrace Flynn, Diana Hendry, Patrick Ryan

MINUTES:

A Motion was made by Mr. Thompson, seconded by Ms. Sekella, approving the Minutes of August 20, 2015, as amended. The Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Ms. Sekella, Mr. Simon, Mr. Thompson, Chair Goodwin

Nays: None recorded.

RESOLUTION:

**Plaza 22
Use Variance
B 36, L 65**

Deferred approval until the next Board meeting.

PUBLIC HEARING:

**Liberatoscioli
Variance
B 8, L 10**

Present for Applicant: Anthony Liberatoscioli, Applicant

Applicant was sworn in and testified that he was before the Board to request a six (6) foot high fence surrounding his backyard. The ordinance allows for a four (4) foot high fence along front and side yards, as his property is a corner-lot, he has come before the Board seeking a variance. Applicant is seeking to erect a fence for privacy and to keep his family safe due to the location of the property.

Mr. Hansen inquired if the fence would be six (6) feet all the way around. Applicant confirmed.

Mr. Simon inquired if Walgreens provided compensation to Applicant due to the location of his property. Applicant testified that he purchased the property before the Walgreens was constructed and was not made aware by the prior owner of the development.

Mr. Denning asked if the property backed up to Walgreens. Applicant confirmed that it did not, but Walgreens is visible from the property.

Mr. Denning inquired as to the exact location of the fence. Applicant indicated that the fence would encompass the backyard, crossing over the driveway in two (2) locations.

Exhibit B-1 was introduced. Survey of property with location of fence highlighted.

Mr. Simon confirmed that Applicant would like to erect the fence for the safety of his family which has been put in greater peril due to the commercial development on Route 22.

Chair Goodwin asked why Applicant chose a six (6) foot fence. Applicant testified that it was for privacy. Mr. Hansen confirmed that Applicant has a unique topographic condition in that as you traverse Central Avenue towards Route 523, motorists are able to see directly into Applicant's property.

Ms. Sekella inquired as to the type of fence being installed. Applicant advised it is white PVC with lattice on top.

OPEN TO PUBLIC

No comments received.

Mr. Hansen recommended that a surveyor stake the property for proper location of the fence.

Attorney Thomas indicated that the fence will generally be placed in accordance with **Exhibit B-1** subject to verification by a surveyor.

A Motion was made by Ms. Sekella, seconded by Mr. Denning, to approve the application. The Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Ms. Sekella, Mr. Simon, Mr. Thompson, Chair
Goodwin

Nays: None recorded.

ADJOURNMENT:

A Motion was made by Mr. Thompson, seconded by Mr. Denning, to adjourn the meeting. The motion was carried with a vote of all ayes, nays none recorded.

The meeting was adjourned at 8:02 P.M.

Respectfully submitted,



Rebekah Harms
Board of Adjustment Secretary