

**READINGTON TOWNSHIP
BOARD OF ADJUSTMENT MEETING
January 21, 2016**

The Meeting was called to order by Attorney Thomas at 7:36 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, Alan Harwick, Diana Hendry, Karen McCullough, Patrick Ryan, Joanne Sekella, Britt Simon, Richard Thompson

Also present: Roger W. Thomas, Attorney

Roger W. Thomas, Esq. led those present in the *Salute to the Flag*.

Roger W. Thomas, Esq. swore in Alan Harwick, Diana Hendry, Karen McCullough and Patrick Ryan.

REORGANIZATION

Nomination and Election of Chair and Vice Chair. Ms. Hendry nominated Meredith Goodwin as Board of Adjustment Chair. Ms. Goodwin's nomination was seconded by Ms. Sekella. Hearing no additional nominations, a Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Ms. Goodwin, Mr. Harwick, Ms. Hendry, Ms. Sekella, Mr. Simon, Mr. Thompson

Nayes: None recorded.

Attorney Thomas turned the meeting over to Chairwoman Goodwin.

Chairwoman Goodwin invited nominations for the Board of Adjustment's Vice Chair. Chairwoman Goodwin nominated Joanne Sekella. Ms. Sekella's nomination was seconded by Ms. Hendry. Hearing no additional nominations, a roll call vote followed.

Ayes: Mr. Harwick, Ms. Hendry, Ms. Sekella, Chairwoman Goodwin

Nayes: Mr. Denning, Mr. Simon, Mr. Thompson

Chairwoman Goodwin acknowledged Ms. Sekella as Board of Adjustment Vice Chair.

Nomination of Board of Adjustment Secretary. Motion was made by Ms. Hendry, seconded by Ms. Goodwin, to appoint Rebekah Harms as Board of Adjustment Secretary. Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Harwick, Ms. Hendry, Ms. Sekella, Mr. Simon, Mr. Thompson, Chairwoman Goodwin

Nays: None recorded.

Nomination of Board of Adjustment Professionals. Motion was made by Mr. Simon, seconded by Mr. Thompson, to appoint Roger W. Thomas of Dolan & Dolan, as solicitor; Michael Sullivan of Clarke Caton Hintz, as planner; John Hansen of Ferriero Engineering as land surveyor and engineer; Jay Troutman of McDonough & Rea Associates, Inc. as traffic professional; Key-Tech Laboratories as materials testing company; Dr. Steven Souza of Princeton Hydro, LLC as environmental consultant; and Eric Zwerling of The Noise Consultancy, LLC as acoustical consultants. Harold Maltz of Hamal Associates, Inc. will remain as traffic consultant on the matters pertaining to Plaza 22 Corporation and Sirbiant, LLC as those matters have been carried from the calendar year 2015. Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Harwick, Ms. Hendry, Ms. Sekella, Mr. Simon, Mr. Thompson, Chairwoman Goodwin

Nays: None recorded.

2015 Meeting Dates. Chairwoman Goodwin set the 2016 Board of Adjustment schedule to take place on the third Thursday of each month. Chairwoman Goodwin further advised that the meeting date in December will be held on December 13, 2016. Motion was made by Ms. Sekella, seconded by Ms. Hendry, to accept the 2016 meeting schedule. Motion was carried with a vote of ayes all, nays none recorded.

Technical Review Committee. Chairwoman Goodwin requested volunteers for the Board of Adjustment's Technical Review Committee. Mr. Ryan and Mr. Harwick volunteered. Meetings will take place prior to the Board of Adjustment meetings, or, if necessary, via teleconference.

PUBLICATIONS

A motion was made by Mr. Simon, seconded by Ms. Goodwin, to accept the following as the official publications for the Board of Adjustment:

Hunterdon County Democrat

Hunterdon Review
Courier News
Star Ledger
Express Times

Motion was carried with a vote of ayes all, nays none recorded.

MINUTES:

Ms. Hendry and Chair Goodwin abstained from the vote.

A Motion was made by Mr. Harwick, seconded by Ms. Sekella, that the Minutes of November 19, 2015 be approved. Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Harwick, Ms. Sekella, Mr. Simon, Mr. Thompson

Nays: None recorded.

CORRESPONDENCE

Sirbiant, LLC's request to continue their matter until the February 18, 2016 Board of Adjustment meeting was acknowledged.

Correspondence from the Hunterdon County Division of Public Health Services pertaining to property located at 143 Readington Road requires additional review.

TECHNICAL REVIEW COMMITTEE

**AOG East Realty, LLC
B 15, L 19**

The applicant seeks a variance and preliminary site plan approval. The T.R.C. has reviewed the application and determined it to be **complete**. The public hearing has been scheduled for February 18, 2016.

**Pittenger
B 73, L 308**

The applicant seeks a D1 Variance. The T.R.C. has reviewed the application and determined it to be **incomplete**.

RESOLUTIONS

Mr. Harwick abstained from the vote.

2015 Variances

Chairwoman Goodwin asked if there were any comments or corrections. Ms. Sekella requested that any denials rendered by the Board be included in the Resolution. A Motion was made by Ms. Sekella, seconded by Ms. Goodwin, to approve the resolution with changes. Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Hendry, Ms. Sekella, Mr. Simon, Mr. Thompson,
Chairwoman Goodwin

Nays: None recorded.

OTHER BUSINESS:

Discussion ensued regarding recommended changes to the application checklists. Chairwoman Goodwin suggested that the Historic Preservation Commission be added. It was acknowledged that the checklist and corresponding ordinances be consistent. A recommendation was made to limit the initial number of copies submitted by an applicant until such time that the application is deemed complete. Attorney Thomas suggested the members consider receiving plans in a reduced size. Recommendations would be forwarded to the Planning Board.

Ms. Fort suggested the Board look into having an arborist made part of the professional team.

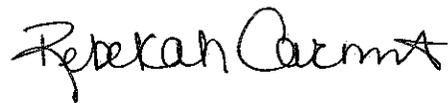
Attorney Thomas suggested that each Board member set up a separate email to be used solely for Board business.

ADJOURNMENT:

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

The meeting was adjourned at 8:13 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rebekah Harms". The signature is written in a cursive style with a large, stylized initial "R".

Rebekah Harms
Board of Adjustment Secretary

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