

**READINGTON TOWNSHIP
BOARD OF ADJUSTMENT MEETING
March 17, 2016**

The Meeting was called to order by Chair Goodwin at 7:32 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, Karen McCullough, Patrick Ryan, Britt Simon, Richard Thompson

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

Members absent: Diana Hendry, Joanne Sekella

Chair Goodwin led those present in the *Salute to the Flag*.

MINUTES:

Mr. Simon and Mr. Thompson ineligible to vote.

A Motion was made by Mr. Harwick, seconded by Mr. Denning, that the Minutes of March 17, 2016 be approved. Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Harwick, Ms. McCullough, Mr. Ryan, Chair Goodwin

Nays: None recorded.

RESOLUTION

Plaza 22 Corporation
B 36, L 65

Resolution has not been finalized and this matter is carried until the April 21, 2016 meeting.

CORRESPONDENCE

Gil Petroleum, Inc.
B 30, L 1

This matter has been approved by the Readington Township Historic Preservation Commission. The Board is awaiting additional documentation to deem the application complete, at which time, the matter will move forward.

TRC

Pittenger
B 73, L 308
D Variance

This matter was deemed completed on February 29, 2016. The review committee granted a waiver for the Environmental Impact Statement.

PUBLIC HEARING

AOG East Real Estate LLC
B. 15, L. 19
D Variance

This matter has been carried until April 21, 2016 with no further notice.

Sirbiant, LLC
B 34, L 30
Use Variance

This matter has been carried until April 21, 2016 with no further notice.

Pittenger
B 73, L 308
D Variance

Present for the Applicant: William Pittenger, Applicant
Shana Conway, Applicant

Mr. Pittenger advised the Board that the addition is to allow them more livable space within the residence, as his in-laws reside with them. A current bedroom will be eliminated and turned into a hallway that will lead to two (2) bedrooms and a small living room above the garage.

Attorney Thomas inquired about the intention of the additional space. Mr. Pittenger clarified that the space will only be used by family members.

Mr. Hansen advised that the shed calculation should be added to the total Floor Area Ratio ("F.A.R.") calculation, and a signature block is required on the final plan. In regards to Mr. Hansen's March 14, 2016 review letter, Applicant confirmed the property is served by public sewer.

OPEN TO PUBLIC

Mr. Harwick questioned the covered porch on the side of the garage. Applicant advised that the current door on the back of the garage will be removed and a new entrance built to allow Applicant's in-laws to enter their living quarters thru the garage. Mr. Harwick indicated that having the separate entrance gave the impression that it will be used as a two-family dwelling.

Attorney Thomas suggested the Board include a condition of approval that the new living space will not be used as a two-family or rental; it will only be used as a single-family unit.

Mr. Harwick asked if the condition could be made part of the deed. Attorney Thomas advised that it was not putting a detriment on the resident and may be a good idea. Discussion ensued and it was agreed not to make the condition part of the deed.

Attorney Thomas summarized the conditions to include: 1) no rental of the new living space; 2) the house will be designated for single-family occupancy; 3) plans will be modified to include the shed in the F.A.R. calculations; and, 4) plans will be revised to include a signature block.

A Motion was made by Mr. Simon, seconded by Mr. Thompson, to approve the variance with conditions and without a deed restriction. The Motion was carried with the following roll call vote:

Ayes: Mr. Denning, Mr. Harwick, Ms. McCullough, Mr. Ryan, Mr. Simon, Mr. Thompson, Chair Goodwin

Nays: None recorded.

ADJOURNMENT:

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

The meeting was adjourned at 7:55 P.M.

Respectfully submitted,



Rebekah Harms
Board of Adjustment Secretary