

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

The Meeting was called to order by Chair Goodwin at 7:33 p.m. stating that the requirements of the Open Public Meeting Law have been satisfied. The meeting had been duly advertised.

**Members present:** Meredith Goodwin, Alan Harwick, Diana Hendry, Patrick Ryan, Joanne Sekella, Britt Simon

**Members absent:** Michael Denning, Karen McCullough, Richard Thompson

Ms. Hendry arrived at 7:55 p.m.

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

**MINUTES:**

*Ms. Sekella abstained from the vote.*

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

**Ayes:** Mr. Harwick, Mr. Simon, 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 May 19, 2016 meeting.

**Pittenger  
B 73, L 308**

*Ms. Sekella abstained from the vote.*

Chairwoman Goodwin asked if there were any comments or corrections. There were none. A Motion was made by Mr. Simon, seconded by Mr. Harwick, to approve the resolution. Motion was carried with the following roll call vote:

**Ayes:** Mr. Harwick, Mr. Ryan, Mr. Simon, Chairwoman Goodwin

**Nays:** None recorded.

**PUBLIC HEARINGS**

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

This matter has been carried until May 19, 2016 with no further notice.

**Sirbiant, LLC  
B 34, L 30  
Use Variance**

This matter has not been heard by the Board since October 2015. It was noted that Applicant's escrow account is in arrears. Discussion ensued about the recommendation of the Board's counsel, Roger Thomas, to dismiss the matter without prejudice; and the Board's options to obtain payment.

A Motion was made by Mr. Simon, seconded by Ms. Sekella, to have the matter of Sirbiant, LLC dismissed without prejudice. Motion was carried with the following roll call vote:

**Ayes:** Mr. Harwick, Mr. Ryan, Ms. Sekella, Mr. Simon, Chairwoman Goodwin

**Nays:** None recorded.

**OTHER BUSINESS**

The Board discussed escrow agreement language, escrow accounts and arrearage.

Mr. Ryan recommended that this matter be included in the annual report submitted to the Township Committee. Mr. Simon recommended that verbiage be included in the Escrow Agreement that pertains to negative balances; or at the time the balance becomes less than ten percent (10%) of the original deposit.

BREAK 7:48 p.m.  
RECONVENED 7:51 p.m.

It was confirmed that the current Escrow Agreement reads, in part, "If the escrow remains in sufficient for 90 days after the notice has been sent to the Applicant, the Township may then revoke the application...".

Mr. Ryan suggested that the Board request the Township Committee take action on the outstanding escrow fees owed by Sirbiant, LLC.

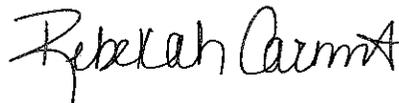
A Motion was made by Mr. Simon, seconded by Ms. Sekella, to direct Roger Thomas, Esq. to address the issues identified in memorandum form to the Township Committee; including property liens, review of initial escrow fees, check and balance system to insure escrow accounts stay positive, and review the Escrow Agreement.

**ADJOURNMENT:**

A Motion was made by Mr. Simon, 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 7:55 P.M.

Respectfully submitted,



Rebekah Harms  
Board of Adjustment Secretary