

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
March 15, 2007**

Chairperson Fort called the meeting to order at 7:35 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

A.

Mrs. Fort	present
Mrs. Flynn	absent
Mrs. Goodwin	absent
Ms. Hendry	present
Mr. Stettner	present
Mr. Shepherd	absent
Mr. Thompson	present
Mr. Denning	present

**Donald Moore, Esq., Kelleher & Moore
John Hansen, Ferriero Engineering**

B. APPROVAL OF MINUTES:

1. February 15, 2007

Mr. Denning made a motion to approve the minutes. Mr. Stettner seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

C. CORRESPONDENCE:

The secretary read the correspondence into the record. The letter from H. Clay McEldowney dated March 1, 2007 to Steven Spencer, Construction Manager for the Verizon Wireless Readington Four, Block 64, Lot 31.03 was addressed. Mr. McEldowney informed Mr. Spencer that there were numerous outstanding conditions that still have to be met. Mr. Sullivan had no problem with that stipulation.

D. TECHNICAL REVIEW COMMITTEE:

- 1. Cellco Partnership d/b/a Verizon Wireless
Block 17, Lot 9
384 Route 22,
Variance
Action date: March 15, 2007**

Madam Chair stated that the applicant has requested a number of waivers. This is a developed site. The applicant will just be collocating inside of the flag pole. They are requesting the following waivers: submission of Environmental Impact Statement; submission of a landscape plan created by a Certified Landscape Architect; submission of Letter of Interpretation or letter of exemption from the Department of Environmental Protection regarding the wetlands; submission of locating wells within 200 feet of the site; submission of lighting plan; submission of plans for storm drainage; submission of locating the existing utility structures on tract and within 200 feet; certification of fire hydrants.

Madam Chair informed the board that the planner and engineer have informed the Technical Review Committee that granting the above mentioned waivers was acceptable.

Mr. Denning made a motion to grant the waivers requested. Ms. Hendry seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

The Technical Review Committee recommends that this application be deemed complete. Mr. Denning made a motion to deem the application complete. Ms. Hendry seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

- 2. Serra, Anthony & Judith
Block 36, Lot 96
587 Route 22 East
Variance
Action date: March 19, 2007**

Madam Chair stated that this is a bifurcated application. The applicant has requested the following waivers: the requirement for wetlands and wetlands transition documents; submission of deeds descriptions, metes and bounds, easements, covenants, restrictions, roadway and site triangle dedication; compliance with the recycling ordinance. Madam Chair informed the board that the planner and engineer have informed the Technical Review Committee that granting the above mentioned waivers is acceptable.

Mr. Denning made a motion to grant the waivers requested. Mr. Thompson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

Mr. Denning made a motion to deem the application complete. Mr. Thompson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

- 3 Barbieri, Edward & Diane
Block 32, Lot 8
136 Main Street
Variance
Action date: March 23, 2007**

Madam Chair stated that it is not clear if this is a bifurcated application. The applicant has requested waivers from the following: the providing existing property lines, streets, structures, parking spaces, watercourses; providing information on proposed or existing buffer or landscaped areas; providing the Environmental Impact Statement. The TRC does not recommend the waiver for the site plan. The application will remain incomplete at this time.

Mr. Denning made a motion to grant the waivers requested. Ms. Hendry seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

- 4 Hunterdon County YMCA
Block 72, lot 31.03
144 West Woodschurch Rd.
Final Major Site Plan
Action date: April 8, 2007**

Madam Chair stated that the Technical Review Committee recommends that this matter be deemed complete.

Mr. Denning made a motion to deem the application complete. Mr. Thompson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

- 5. Francis P Ciccarino
Karen I. Hiller Ciccarino
Block 66, lot 19.20
Variance
Action date: April 15, 2007**

Madam Chair stated that there were items that were still missing from this application therefore it remains incomplete at this time.

E. RESOLUTIONS:

- 1. Hunterdon County Housing Corp.
Block 4, lot 94
27 Oldwick Road
Variance**

This matter will be carried to the next meeting.

F. VOUCHER APPROVAL:

Mr. Denning made a motion to approve the vouchers as submitted. Ms. Hendry seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

G. PUBLIC HEARINGS

- 1. Whitehouse Management LLC
Block 36, lot 47
669 US Highway 22
Variance
Signed extension to March 15, 2007**

Madam Chair informed the applicant that only 4 members of the board are eligible to vote tonight on the application. Mr. Soriano and the applicant agreed to carry this matter to April 19, 2007.

H. OTHER BUSINESS:

- 1. Verizon Wireless-
Readington 4, B 64, L 31.03
Barley Sheaf Road**

Madam Chair stated that the applicant started construction prior to plans being signed. She received information via email from the township engineer making several recommendations that in the future should be inserted into all resolutions. But in this case, the applicant never obtained a building permit. Mr. Hansen stated that you cannot do business anywhere in the State of New Jersey without a building permit. There was no shortcoming regarding the board's procedure or resolution.

I. ADJOURNMENT:

A Motion was made by Ms. Hendry to adjourn the meeting. Mr. Denning seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda Jacukowicz