

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
June 16, 2005**

Chairperson Fort called the meeting to order at 7:30 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	present
Mrs. Goodwin	present
Ms. Hendry	absent
Mr. Felicetta	present
Mr. Shepherd	present
Mr. Staats	present
Mr. Thompson	absent
Mr. Denning	present

**Michael Sullivan, Clarke Caton & Hintz
Scott Wyssling Ferriero Engineering
Donald Moore, Esq., Kelleher & Moore
Mary Paist Goldman Princeton Hydro**

B. APPROVAL OF MINUTES:

1. May 19, 2005

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

C. CORRESPONDENCE:

The secretary read the correspondence into the record.

D. RESOLUTIONS:

- 1. Laurence & Janice Hoffman
Block 9, lot 6
Variance application**

Action Date: August 19, 2005

Mr. Shepherd made a motion to approve the resolution. Mr. Denning Goodwin seconded the motion.

Roll call:

Mr. Denning	aye
Mr. Felicetta	aye
Mrs. Goodwin	nay
Mr. Shepherd	aye
Mr. Staats	aye
Mrs. Fort	aye

- 2. W. E. Timmerman & Co.
Final Major Site Plan
Block 15, lot 10
3554 Rt. 22 West**

Mr. Shepherd made a motion to approve the resolution. Mr. Denning Goodwin seconded the motion.

Roll call:

Mr. Denning	aye
Mr. Felicetta	aye
Mrs. Goodwin	aye
Mr. Shepherd	aye
Mr. Staats	aye
Mrs. Fort	aye

E. TECHNICAL REVIEW COMMITTEE:

- 1. Our Lady Of Lourdes Church
Block 28, lot 10
Preliminary Major Site Plan
Action date: June 20, 2005**

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

F. PUBLIC HEARINGS:

- 1. Hunterdon Christian Church
Block 94, lot 1.203
Preliminary & Final Major Site Plan**

Anthony Koester, Esq., stated that he is the attorney for the applicant. He reminded the board that at the last meeting the majority of the items were reviewed. He reduced all of the items to a list which he submitted in letter form to the board dated June 2, 2005. Mr. Koester stated that there was only one outstanding item that remained at the end of the last meeting which was a report from Princeton Hydro. Since the time of the meeting, the applicant received Dr. Souza's report which was dated May 27, 2005. In Dr. Souza's letter, he requested that additional testing take place regarding the trenches. The applicant will be conducting that testing and it is their intent to return to the board in July to address this issue.

Mr. Koester addressed his June 2nd. letter. He stated that he tried to capture all of the items that had been discussed by the board. Item one in his letter referred to the buffers along the northwest and the southwest boundaries. Number 2 addressed the issue of road widening. Number 3 addressed the northwest buffers and the tapering of the evergreen line and conservation easements. Number 4 focused on the southwest boundary which would remain protected by a proposed 25 foot conservation easement that would allow mowing and outdoor use up to that 25 foot boundary. Number 5 addressed the issue of parking spaces. Mr. Koester stated that it was not his intent to ask the board for a vote on any of these items since there are still outstanding issues.

Mr. Shepherd was not sure that the board had agreed to the number of parking spaces.

Mrs. Fort stated that it was her understanding that buffers were a "non-use" area. This area would be a shield to keep uses from overlapping. In looking over the list, it appeared to her that there was a lot going on in the buffer areas. The detention basin, the septic area and the 25 feet of recreation will take place in the buffer area.

Mr. Sullivan stated that the ordinance states that there should be no use allowed in the buffer area.

Mrs. Flynn stated that it appeared that the property is too small for the expansion of the use.

Mrs. Goodwin was also concerned about the amount of parking spaces and the buffer area.

Mr. Koester stated that there is a 25 foot area that would be subject to the conservation easement and would not be disturbed. The septic area was pulled back out of the buffer area. The remainder of the area is natural which would be used for occasional recreation, such as picnics.

Mr. Moore suggested including the language that no structures either temporary or permanent would be allowed in the buffer area.

Mrs. Goodwin stated that she is concerned about protecting the adjacent property owner. An alternative would be to disregard the waiver on the plantings and have the applicant plant a buffer at the 25 foot setback.

Mr. Koester indicated to the board that there are currently rows of screening before you get to the natural portion of the property, near the adjacent property.

Mr. Cannarella stated that the church has already agreed to a conservation easement that is not required under the ordinance. He stated that if they are required to plant more plantings, they would remove the conservation easements because it was agreed to in lieu of the planting the additional landscaping.

Mr. Koester stated that the southwest and the northwest portion of the property would have conservation easements.

Madam Chair stated that the 25 foot buffer needs to be considered as a variance request and will be dealt with at the next meeting.

Scott Wyssling of Ferriero Engineering stated that the intention of the buffer is to screen visually the activity that would be permitted on the site. The board might consider installing fencing in this buffer area in lieu of the plantings.

Mr. Sullivan stated that regarding the buffer plantings, it was always proposed to be a double row of plantings.

Mary Paist Goldman of Princeton Hydro stated that the applicant could complete the basin flood test in a 2 day time period.

The meeting was carried and the applicant signed an extension to July 21, 2005.

G. ADJOURNMENT:

**Mr. Shepherd made a motion to adjourn. Mr. Denning seconded the meeting.
*Motion was carried with a vote of ayes, nays none recorded.***

Respectfully submitted,

Linda A. Jacukowicz