

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
June 18, 2009**

A. 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.

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

Donald Moore, Esq., Kelleher & Moore

B. APPROVAL OF MINUTES:

1. May 21, 2009 Mr. Simon made a motion to approve the minutes. Mr. Shepherd seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

C. CORRESPONDENCE: (none submitted)

D. TECHNICAL REVIEW COMMITTEE:

None

E. VOUCHER APPROVAL: (sent electronically)

Mr. Simon made a motion to approve the vouchers. Mr. Denning seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

F. OTHER BUSINESS:

- 1. Hunterdon Christian Church
Block 94, Lot 12.03
Request for an extension to approval – CARRIED TO July 16, 2009**

G. PUBLIC HEARINGS

**1. Winfield Management Corp.
Preliminary-Final Site Plan &
Use Variance
Block 8, Lot 3**

Mark Peck, Esq., stated that he is the attorney for the applicant. He informed the board that Winfield Management Corporation received preliminary and final site plan approval with variances on April 16, 2009, and was memorialized by resolution dated May 21, 2009. The applicant is before the board this evening for an amended site plan approval dealing with locating the air conditioning compressors on the roof and also to hold open the possibility of installing exterior utility meters on the east side of the approved building. Mr. Peck testified that the applicant is trying to get permission from the utility companies to locate meters in the basement of the building, but if that is not feasible, then he would request the option to locate the meters on the east side of the building.

Mr. Moore swore in the witness, Tom Flath.

Mr. Flath informed the board that his electrician and plumber have relayed to him that in situations such as this, the utility companies normally will install the meters in the basement. But if they don't agree to this, then he is requesting permission to install the meters on the east side of the building.

Madam Chair requested that if the utility companies will not allow the meters to be installed in the basement, could he camouflage or box in the meters? Mr. Flath agreed. The total would be 21 meters for gas and 21 meters for electric. The area that it would require for the electric meters is 4 feet by 6 feet, approximately. The gas meters could be installed and hidden by landscaping.

Mr. Peck stated that the more pressing issue is the air conditioning compressors which the applicant is requesting approval that they be installed on the roof.

A-1 Dated June 18, 2009 – Façade of the building, prepared by Hiland Hall Turner Associates

A-2 Dated June 18, 2009 – Rendering showing aerial view showing the parapet rooftop as well as the street level view prepared by Hiland Hall Turner Associates

A-3 Dated June 18, 2009 - Roof plan – overhead view – showing 21 air conditioning units as well as the roof access.

Mr. Peck stated that the parapet is an indentation to the previously approved roofline. The parapet does not run the entire length of the building. The parapet will not be visible from the street level.

PUBLIC QUESTIONS:

Fran Zangara, Lot 12 – stated that she is concerned that there might be noise from the air compressors. Mr. Flath answered the new compressors are made to run quietly, and they will not all run at the same time. It should not be a problem for her.

PUBLIC COMMENTS:

There were no comments from the public.

Mr. Denning made a motion to approve the amended site plan to include the option to mount exterior utility meters and framed out so that they are invisible from the front of building and additional landscaping will be planted around the gas meters if required. Mr. Simon seconded the motion.

Roll call:

Mr. Denning	aye
Mr. Shepherd	aye
Mr. Simon	aye
Mr. Stettner	aye
Mr. Hendrickson	aye
Madam Chair	aye

2. Mark Hartman
Preliminary-Final Site Plan
Use and Bulk Variance, Minor Subdivision
US Rt. 22
Block 36, Lot 47 & 48
Carried to July 16, 2009

Madam Chair announced on the record that this matter has been carried, without further notice, to July 16, 2009.

H. ADJOURNMENT:

Mr. Simon made a motion to adjourn at 7:55 p.m. Mr. Shepherd seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

Respectfully submitted,

Linda Jacukowicz