

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
July 16, 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	present
Ms. Hendry	absent
Mr. Hendrickson	absent
Mr. Simon	present
Mr. Stettner	absent
Mr. Shepherd	absent
Mr. Thompson	present
Mr. Denning	present

**Donald Moore, Esq., Kelleher & Moore
Michael Sullivan – Clark, Caton & Hintz
John Hansen, Ferriero Engineering**

B. APPROVAL OF MINUTES:

1. June 18, 2009 Mr. Denning made a motion to approve the minutes. Mr. Simon seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

C. CORRESPONDENCE:

The board had no comments regarding the correspondence.

D. TECHNICAL REVIEW COMMITTEE:

- 1. Omnipoint Communications
Block 13, Lot 74
93 Old Rt. 28
Variance & Preliminary Site Plan
Action date: August 15, 2009**

Mrs. Flynn informed the board that this application is incomplete.

E. RESOLUTIONS:

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

Mrs. Flynn made a motion to approve the resolution. Mr. Simon seconded the motion.

Roll call:

**Mr. Denning aye
Mr. Simon aye
Madam Chair aye**

F. VOUCHER APPROVAL: (sent electronically)

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

G. OTHER BUSINESS:

1. **Hunterdon Christian Church
Block 94, Lot 12.03
Request for an extension to approval**

Mr. Moore informed the board that this applicant is legally entitled to an extension and the request was officially advertised for this date. There was no public present, in spite of the advertisement.

Mrs. Flynn made a motion to approve the extension with the notation that this will be the last extension. Mr. Simon seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

H. PUBLIC HEARINGS

1. **Mark Hartman
Preliminary-Final Site Plan
Use and Bulk Variance, Minor Subdivision
US Rt. 22
Block 36, Lot 47 & 48
Action date: July 16, 2009**

Attorney Moore swore in Mr. Hartman.

Mr. Hartman addressed the board regarding a new concept for his project. He informed the board that he met with the board's professionals, Mr. Sullivan and Mr. Hansen, and based upon that meeting made changes to the plan.

Mr. Hartman requested guidance from the board. One of the proposals seemed to be similar to the Ryland Inn's appearance. He suggested that he would construct a two story book store with a deck. He is proposing a white building, with a gray roof and shutters. The building will have brick pillars and a fireplace. There are no air conditioning units on the ground level. They would be placed on the flat roof behind railings.

Mrs. Flynn stated that it appears as though he is proposing a village or town center.

Attorney Moore informed Mr. Hartman that in his opinion the concept is gorgeous. However, the Board of Adjustment does not have the statutory authority to either set up a sub-committee to work with you, or give advice. The Planning Board has more discretion.

Mr. Hartman stated that he is proposing to have basements under the building so that a retailer can have storage.

Mrs. Flynn was interested if this site could be connected to the Fallone development. Mr. Hartman answered yes, they could connect the projects.

Mr. Hansen suggested that Mr. Hartman work with his team of professionals to build his case as to whether or not the variances that are requested are going to meet the positive and negative criteria. The engineer will also determine if the outstanding issues can be resolved. At this point, the board is unable to contribute their ideas to his plan.

Madam Chair made the recommendation that the professionals meet prior to the meeting.

Mr. Sullivan asked if Mr. Horvath, the owner of the site, agreed to these proposed changes. Mr. Hartman answered yes.

Mr. Sullivan stated that he is concerned about combining the retail use with the residential use. He suggested having the dwelling units oriented closer to the adjacent open space property. The parking could be screened by the buildings.

Mr. Thompson wanted to know if FX Management was in agreement with the layout. Mr. Hartman answered yes. The only concern was when the old hotel

building is demolished; they would like to have the approval to construct a building the same square footage for storage space.

Mr. Sullivan wanted to know if there are any apartments proposed on the ground floor. Mr. Hartman answered that he could construct apartments on the first floor if that is what the board would request.

Mr. Hartman stated the market place would be seasonable. In the wintertime he would like to have a gas fireplace set up, perhaps a portable skating rink too.

Mr. Sullivan did not endorse the brick columns, however, the board indicated that they might support the concept of using brick.

PUBLIC COMMENTS:

There were no comments from the public.

Madam Chair announced that this matter will be carried to August 20, 2009 without further notice.

I. ADJOURNMENT:

Mrs. Flynn made a motion to adjourn at 8:30 p.m. Mr. Simon seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

Respectfully submitted,

Linda Jacukowicz