

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
July 21, 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.**

<b>Mrs. Fort</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Mrs. Goodwin</b>	<b>present</b>
<b>Ms. Hendry</b>	<b>present</b>
<b>Mr. Felicetta</b>	<b>present</b>
<b>Mr. Shepherd</b>	<b>present</b>
<b>Mr. Staats</b>	<b>present</b>
<b>Mr. Thompson</b>	<b>absent</b>
<b>Mr. Denning</b>	<b>present</b>

**Donald Moore, Esq., Kelleher & Moore**

**B. APPROVAL OF MINUTES:**

**1. June 16, 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. TECHNICAL REVIEW COMMITTEE:**

- 1. Cellco Partnership d/b/a Verizon Wireless  
Preliminary/Final Major Site Plan  
Block 14, lot 14.03  
Action date: July 30, 2005**

Mrs. Flynn stated that pursuant to Michael Sullivan's report dated July 19, 2005, the following waivers were recommended: beginning at page 12 of 21 numbers 4, 22, 25, 26, 37. The TRC requested that item #43 (location, width uses and manner of control of all easements) on page 13 and item number 43 of the EIS (description of the proposed project's anticipated affects on light, including the magnitude and characteristics of lighting and proposed methods of spill) on page 19 must be provided prior to the hearing.

Mrs. Flynn made a motion to grant the above mentioned waivers. Mr. Shepherd seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

Mrs. Flynn made a motion to deem the application complete for preliminary site plan. Mr. Shepherd seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

**E. PUBLIC HEARINGS:**

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

Madam Chair announced that the application was carried to August 18, 2005. No further notice will be given to the public.

**F. OTHER BUSINESS:**

- 1. Hionis Greenhouses**

Madam Chair brought the board up to date regarding her meeting at the County Ag Board meeting. Donald Moore, John Barczyk, Dick Thompson and Betty Ann Fort attended the meeting. She stated that the County was made aware of the site management problems on this property. The County required that within 60 days, Hionis must submit a plan to them indicating how they intend to manage the site. This would include how the site would be cleaned up and improved, however on a side note, no entity has the authority to enforce the plan. The Board of Adjustment did request the right to review the plan.

**G. ADJOURNMENT:**

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

**Respectfully submitted,**

**Linda A. Jacukowicz**