

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT
MINUTES
August 21, 2008**

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	present – arrived at 7:40 p.m. and departed at 7:50 p.m.
Mr. Hendrickson	present
Mr. Simon	present
Mr. Stettner	present
Mr. Shepherd	absent
Mr. Thompson	present
Mr. Denning	present

**Donald Moore, Esq., Kelleher & Moore
Brent Krasner, Clark*Catton*Hintz
John Hansen , Ferriero Engineering**

B. APPROVAL OF MINUTES:

- 1. July 17, 2008 – Mr. Denning made a motion to approve the minutes. Mr. Hendrickson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***
- 2. July 17, 2008 Executive Minutes – Mr. Denning made a motion to approve the executive minutes. Mr. Thompson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***

C. CORRESPONDENCE:

The board had no comments regarding the correspondence.

D. TECHNICAL REVIEW COMMITTEE:

- 1. Winfield Management Corp.
Preliminary-Final Site Plan &
Use Variance
Action date: September 7, 2008**

Mr. Denning made a motion to approve the waivers requested by the applicant for completeness purposes only. Mr. Stettner 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. Hendrickson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.*

- E. VOUCHER APPROVAL: Mr. Denning made a motion to approve the vouchers. Mr. Hendrickson seconded the motion. *Motion was carried with a vote of ayes, nays none recorded.***

Attorney Moore stated that the board was going to take a break to discuss a matter off the record with the court reporter.

F. RESOLUTIONS:

- 1. CharDham Hindu Temple/Readington
Use Variance & Preliminary Site Plan
25A Coddington Road**

Mr. Denning made a motion to approve the resolution. Ms. Hendry seconded the motion.

Roll call:

Mr. Denning	aye
Ms. Hendry	aye
Mr. Stettner	aye
Mr. Thompson	aye
Madam Chair	aye

- 2. Hunterdon Christian Church
Block 94, Lot 12.03
Request for extension to approval**

Mr. Denning made a motion to approve the resolution. Ms. Hendry seconded the motion.

Roll call:

Mr. Denning	aye
Ms. Hendry	aye
Mr. Thompson	aye
Madam Chair	aye

G. PUBLIC HEARINGS

1. Wachovia Bank, N.A.
420 Route 22
Block 8, lots 4, 5, 6 & 7
Variance application
Action date: August 21, 2008

Attorney Lloyd Tubman stated for the record that she is the attorney for the applicant. She informed the board that this is a bifurcated application. She stated that there are a number of variance requests. The site plans that have been submitted are nearly fully engineered. Signage and parking will not be addressed at this time.

Additionally, she stated for the record that she received a facsimile on this date from the property owner that is situated to the west of the property. There was an incorrect street number on notice and the letter was returned. The attorney for the property owner consulted with his client and the board received a written waiver of that notice. Therefore the application is properly noticed for the variances.

Ms. Tubman stated that they are proposing to consolidate four lots into two. Lot 13 is the lot where the Walgreens would be located. On Lot 4 currently has the existing Wachovia Bank including drive thru lanes. The applicant is proposing to maintain the historic structure and to construct a new Wachovia with drive-thru lanes. The variances are for floor area ratio. Point one five is permitted, they are proposing point one five six on the Walgreens lot. She stated that there is a steep slope disturbance on both lots.

John Martinez, Vincent Wolk, Gary Dean and Elizabeth McKenzie, Brent Krasner, Stephen Souza, and John Hansen were sworn by Attorney Moore.

Mr. John Martinez stated that he is a partner with the firm of Kenderian-Zilinski Associates. He is a licensed civil engineer in the State of New Jersey since 1994.

Mr. Martinez stated that the site consists of 5.44 acres and is located in the Business Zone. He described the site and the neighboring properties for the board.

Exhibits:

- A-1 Aerial exhibit – dated 08-21-08
- A-2 Aerial exhibit with site plan overlay – dated 08-21-08
- A-3 Rendered Site Plan – dated 08-21-08
- A-4 Concept Plan – dated 08-21-08
- A-5 Route 22 elevation

Mr. Denning wanted to know the size of the Walgreens. Mr. Martinez answered 4,025 square feet. He stated that the access on Oldwick Road will be relocated. They propose a Route 22 driveway, one right ingress and one right egress. Part of the application is to subdivide the property by taking 4 lots and create 2 lots. For clarity purposes he described to the board that lot 13 on Exhibit A-3 would be the Walgreens location and lot 14 would be the Wachovia Bank located. The bank site will contain 5 drive-thru lanes. The office will remain. The office portion requires ten parking stalls which they will provide. The

Wachovia application requires 21 parking stalls, and they will be providing 28 parking stalls. They will be seeking a variance for the drive-thru activity, the use of two structures on the same property and for the maximum lot coverage of 50 percent when 45 percent is allowed in the zone. There is a parking setback variance from Oldwick Road and the highway. They are seeking a variance for lot 13 for the drive-thru and another variance for building coverage. Mr. Martinez covered the fact that the lots have steep slope and wooded areas. He stated that the entire lot has been man altered in the past. They are seeking a variance for parking. The ordinance requires 74 parking spaces and they are proposing 67. They would require a front yard setback variance on lot 13. There is a proposed stormwater basin along the eastern edge of the property. However the Rockaway Creek is located on the other side of the Exxon approximately 280 feet from the site. An additional variance for the front yard setback is required for the historic building.

Mr. Denning wanted to know if the applicant took into consideration to have the current Wachovia historic building stand as is and just build the drugstore. Mr. Martinez answered no.

Chairman Fort then asked if they considered leaving the historic building as an office building and construct the bank on the other lot with the drive-ins as needed. Mr. Martinez answered no.

Chairman Fort wanted to know if they could arrange the site so that the parking lot is not in front of the buildings. Mr. Martinez answered that he did not layout the site in that manner. The Walgreens is proposed to be 14,820 square feet and the Wachovia is proposed to be 4,025 square feet.

Mr. Hansen asked about the 50 foot buffer from the proposed curb line to the northerly property line. He stated that there is a preliminary grading plan and they are proposing a 14 to 15 foot cut. Mr. Martinez answered that was correct. Mr. Martinez stated that they are proposing to construct an exposed rock wall. Basically, Mr. Hansen stated that the applicant will create a steeper slope.

Mr. Hansen stated that the ordinance requires 10 by 18 foot stalls for high turnover parking, on the Walgreen's site and it appears that they are proposing 9 by 18 foot stalls. Mr. Martinez stated that was correct.

Mr. Hansen also wanted to know if they could meet the site distance without having to grade on the neighbor's property. Mr. Martinez stated that they would review that since it was not previously considered.

Mr. Krasner asked if there was sewer allocation to the site. Ms. Tubman answered that there is sewer allocated that can be transferred to this site. Any approval would have to be contingent upon that.

PUBLIC COMMENTS:

Fran Zangara had a question regarding the water runoff due to the slope. Mr. Martinez answered that the existing site has a ridge. They are proposing that after construction any runoff would be collected in the detention basin.

Jody Schneider wanted clarification as to the previous man-made disturbance on the property. **Mr. Martinez** answered that there was an old foundation in the wooded area. **Mrs. Schneider** had concerns regarding the runoff that would be created by the wall. **Mr. Martinez** stated that the wall is not a barrier wall.

Daniel Schneider 5 Oldwick Road wanted to know if the impervious cover was 75 percent. **Mr. Martinez** answered that 45 percent of the property can be covered with the combination of building, parking, etc. They are proposing 50 percent coverage.

Leanne Zagara 6 Central Ave wanted to know would construction cause more runoff. **Mr. Martinez** answered that the construction would cause more runoff but there is a requirement by both the township and the NJDEP that you have to infiltrate the water.

Lynn Hanzakos 2 Central Avenue wanted to know if they had considered an alternative plan that would reduce the need for so much slope and natural buffer. **Mr. Martinez** answered that they did look at alternative to try to minimize the slope impacts. The applicant feels that the plan they have minimizes it to the greatest degree.

John Hanzakos 2 Central Avenue stated that the property consists of mostly shale. He wanted to know if the water leech into the ground? **Mr. Martinez** answered that when they finalized engineering design they obtain procedures from the NJDEP.

William Courtney 6 Oldwick Road stated that the driveway to the north is lower than the adjacent property. He was concerned about the lights at night. Did they consider relocating that driveway? **Mr. Martinez** answered that the driveway location was decided by the county.

Dr. Souza wanted everyone to know that this is preliminary in terms of overall design. There are no calculations to support any of the stormwater approach. However he asked the engineer that they need to maintain the recharge volume at the existing quantities, you will be increasing the overall volume of run-offs from the site. **Mr. Martinez** answered yes.

Susan Courtney 6 Oldwick Road stated that based upon the number of variances indicates that this is not the ideal use for the property.

Darlene Pickerell 3 Oldwick Road wanted to know how much of a buffer would be from the existing trees. **Mr. Martinez** answered that they are not proposing to plant additional trees, so the trees that are in the buffer except for the first 5 feet would be removed.

The board took a 5 minute break.

Vincent Wolk stated that he is with Longo Partnership Architects. He has been licensed in the State of New Jersey since 1991.

Mr. Wolk stated that regarding Exhibit A-5, it shows the Route 22 elevation. The intent of the exhibit is to show the board the context of the buildings with the existing building site. He stated that they are willing to move the entrance of the Wachovia bank to the side street. He testified that they will comply with the planner's report.

Mr. Wolk informed the board that the purpose of the picture was to show the height of the buildings in reference to the existing building.

Ms. Tubman requested permission from the board to meet with the board's planner and return to the board.

Mr. Wolk testified that one of the reasons why Wachovia wants to go to one building is that they have tried to renovate the existing building 3 times, but it is not conducive to what the bank is trying to do. They are proposing to have a drive thru with an ATM and then four manned lanes.

PUBLIC COMMENTS:

Jodi Schneider 5 Oldwick Road wanted to know if there was a fire lane. Mr. Wolk answered yes.

Darlene Pickerell 3 Oldwick Road wanted to know if it would be possible to add the drive-thru lanes to the existing historic building. Mr. Wolk answered that it would be difficult to do that.

Madam Chair announced that this matter would be carried without further notice to October 16, 2008.

- 2. Cellco Partnership d/b/a Verizon Wireless
State Highway 31 & Foothill Road
Preliminary & Final Major Site Plan; Conditional Use;
Conditional Use Variance
Block 61, lot 5.02
Variance**

Madam Chair announced that this matter is carried to September 18, 2008 without any further notice.

- 3. New Cingular Wireless PCS, LLC
Block 17, Lot 9
384 Route 22,
Variance**

Madam Chair announced that this matter is carried to September 18, 2008 without any further notice.

H. ADJOURNMENT:

Mr. Denning made a motion to adjourn at 10:33 p.m. Mr. Thompson seconded the motion.

Respectfully submitted,

Linda A. Jacukowicz