

**READINGTON TOWNSHIP BOARD OF ADJUSTMENT  
MINUTES  
November 19, 2009**

**A. 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.**

<b>Mrs. Fort</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>absent</b>
<b>Ms. Hendry</b>	<b>absent</b>
<b>Mr. Hendrickson</b>	<b>present</b>
<b>Mr. Simon</b>	<b>present</b>
<b>Mr. Stettner</b>	<b>present</b>
<b>Mr. Shepherd</b>	<b>absent</b>
<b>Mr. Thompson</b>	<b>present</b>
<b>Mr. Denning</b>	<b>present</b>

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

**B. APPROVAL OF MINUTES:**

**1. October 15, 2009 Mr. Simon made a motion to approve the minutes. Mr. Denning 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. T-Mobile (formerly known as Omnipoint Communications)  
Block 13, Lot 74  
93 Old Rt. 28  
Variance & Preliminary Site Plan  
Action date: November 27, 2009**

**Madam Chair announced that the application is not complete.**

**E. RESOLUTIONS:**

**None**

**F. 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.***

**G. PUBLIC HEARINGS**

- 1. Mark Hartman  
Preliminary-Final Site Plan  
Use and Bulk Variance, Minor Subdivision  
US Rt. 22  
Block 36, Lot 47 & 48  
Carried to December 8, 2009**

**Madam Chair announced that this matter is carried to December 8, 2009 without further notice.**

**H. OTHER BUSINESS:**

**Mr. Simon stated that it has come to his attention that the school board is securing a “request for proposal” for a bus garage and maintenance facility that is proposed to be located behind the Holland Brook School. This would not be for school purposes. This property is zoned residential. This would not be an operation that would benefit the community. In his opinion, the school board would have to seek approval from the Board of Adjustment for the use. In addition, they would have to have a courtesy review before the Planning Board. Additionally, he felt that the Environmental Commission would have a considerable amount of environmental concerns. For that reason, he is recommending that the school board to be notified as to how they should proceed.**

**Madam Chair stated that they are proposing a three bay maintenance garage, with a lounge area for the drivers. There is also a proposed parking lot that would accommodate 50 buses. This is a large impervious coverage area. Their plan is to seek out other districts in order to have their vehicles serviced here too. It is anticipated that it will cost between 1.5 and 2 million dollars which the school board has in surplus funds. Madam Chair stated that there will be a school board meeting on November 24, 2009 which she will attend. The school board must be clear about the cost of construction. This amount must include everything. She recommended that a letter should be drafted and sent to the school board indicating that this is not a permitted use in the RR zone.**

**Mr. Moore stated that he was in receipt of a letter from Valerie Kimson, Esq., attorney for the Readington Township Planning Board which indicated that**

**the Board of Adjustment should make a determination if this use is allowed in the zone.**

**Mr. Simon made a motion to authorize Attorney Moore in concert with Attorney Kimson to write a letter to the school board advising them that this proposal is not permitted in the Residential Zone, and to include reference that this is not consistent with the Master Plan and will be a detriment to the neighbors. Mr. Denning seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.***

**I. ADJOURNMENT:**

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

**Respectfully submitted,**

**Linda Jacukowicz**