

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
February 8, 2010**

A. Vice Chairman Duffy called the meeting to order at 7:40 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

B. Attendance:

Mrs. Allen	present
Mr. Cook	present
Mrs. Duffy	present
Mrs. Filler	present
Mrs. Flynn	present
Mr. Shamey	present
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	present
Marygrace Flynn	absent

**Michael Sullivan, Clark – Caton & Hintz
Valerie Kimson, Esq.,
John Hansen, Ferriero Engineering**

C. APPROVAL OF MINUTES:

1. January 25, 2010 – Mr. Cook made a motion to approve the minutes. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

D. CORRESPONDENCE:

Mr. Shamey wanted to know if Calvary Bible responded to the letter that was forwarded to them. He was informed that a representative from the church stopped by the Planning Office and they indicated that they will make application shortly. It was recommended that John Barczyk, Zoning Officer, should be notified to follow up with Calvary Bible Church.

Land Conservation Rally – Mrs. Filler wanted to know if they should contact the Planning Secretary if they're interested in attending. It was agreed that would be acceptable.

E. RESOLUTIONS:

None

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

None

H. PUBLIC HEARINGS:

- 1 James Kay and Concetta Morgan-Kay
Block 4, Lots 82 & 82.01
5 – 5A Central Avenue
Minor Subdivision (Lot Line Adjustment)
Action Date: February 22, 2010

Lori Mac William, Esq., from the law firm of Gebhardt & Kiefer appeared on behalf of the applicants. Mr. & Mrs. Kay are the owners of Block 4, Lot 82.01 and Mrs. Moller owns Lot 82. The application is for a minor subdivision/lot line adjustment.

Exhibit A-1 Colorized plan

Mrs. Mac William stated that the purpose for moving the lot line is to keep the accessory building within the Kay's property. This is a frame barn that was used for agriculture purposes. Mrs. Moller is contemplating moving and she would like to allow the Kays' use of the barn. Nothing on the property is moving, only the lot line. The application involves two variances. The first variance has to do with a non conforming circumference circle for Lot 82.01. This occurred when the property was sub-divided in 1987. A variance was granted at that time. The second variance is for the accessory building in the front yard.

Mrs. Mac William confirmed that all of the conditions of the 1997 resolution are still being met.

Mr. Sullivan stated that it is a logical location for the lot line. There are no site improvements proposed.

Mr. Hansen stated that he prepared a review letter dated November 24, 2009. If the board votes positively on the application he would recommend that items, 4 through 8 should be conditions of approval. The applicant agreed to comply with this letter.

PULBIC COMMENTS and/or QUESTIONS:

There were no comments and/or questions from the public.

Mrs. Filler made a motion to approve the application subject to the conditions set forth in Mr. Hansen's November 24, 2009 letter. Mr. Smith seconded the motion. Madam Vice Chair wanted to let the public know that generally the board would not grant a variance for the lot circle distance from the road, but in this case the difference is that a variance had already been granted in 1987, the fact that the house still exists and the fact that no new structure is proposed.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mr. Klotz	aye
Mr. Shamey	aye
Mr. Monaco	aye
Mr. Smith	aye

I. ADJOURNMENT

Mr. Cook made a motion to adjourn at 9:06 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz