

READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
December 10, 2012

A. Chairman Flynn 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. Attendance:

Mrs. Julia Allen	present
Mr. Jerry Cook	present
Mrs. Elizabeth Duffy	present
Mrs. Cheryl Filler	present
Mrs. Marygrace Flynn	present
Mayor Thomas Auriemma	present
Mr. John Klotz	present
Mr. Ronald Monaco	present
Mr. Benjamin Smith	absent

Valerie Kimson, Esq., Mason, Griffin & Pierson  
Kendra Lelie– Clark Caton & Hintz

C. APPROVAL OF MINUTES:

1. November 26, 2012 – Jerry Cook made a motion to approve the minutes. Ronald Monaco seconded the motion. All in Favor, No Nays recorded. Cheryl Filler and Tom Auriemma abstained.

D. CORRESPONDENCE:

1. see attached

E. RESOLUTIONS: -

1. Ryland Inn  
Preliminary /Final Major Site Plan  
111 Old Route 28 – Whitehouse

This matter is carried to the next Planning Board meeting.

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

1. Voucher Approval – Elizabeth Duffy made a motion to approve the vouchers. Cheryl Filler seconded the motion. All in favor, no Nays recorded.

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H. NEW BUSINESS: -

1. Ordinance #33-2012  
An ordinance amending Chapter 148  
pertaining to the definition of Agriculture

John Klotz made a motion that Ordinance #33-2012 is not inconsistent with the Master Plan and recommended it be referred back to the Township Committee as written. Mrs. Allen seconded the motion.

Roll call:

Julia Allen	aye
Jerry Cook	aye
Elizabeth Duffy	aye
Cheryl Filler	aye
Mayor Auriemma	aye
Mr. Klotz	aye
Ronald Monaco	aye
Madam Chair Flynn	aye

I. PUBLIC HEARING:

1. Pleasant Run Farmstand  
Block 75, Lot 19  
Amended Preliminary Site Plan approval

Lloyd Tubman, Esq., stated that she is the attorney for the applicant. She testified that in September 2011 the Planning Board approved a preliminary site plan for Block 75, Lot 19. Condition 4 of that resolution required that the monument sign should be the following colors: barn red, black and white. It was required that a copy of the sign be submitted to Michael Sullivan. The sign as approved is unreadable and unattractive.

Exhibit A-1 Picture of the proposed sign

Exhibit A-2 Proposed sign barn red stone base and white frame and off white/yellow lettering.

Attorney Tubman suggested that the applicant could submit paint samples to the planner for his recommendation and approval.

Elizabeth Duffy made a motion to approve the lettering on the sign with a muted yellow color similar to the Benjamin Morris Historic Color and to submit a color sample to the board's planner for his review and approval. Ronald Monaco seconded the motion.

Roll call:

Julia Allen	aye
Jerry Cook	aye

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Elizabeth Duffy	aye
Cheryl Filler	aye
Mayor Auriemma	aye
Mr. Klotz	aye
Ronald Monaco	aye
Madam Chair Flynn	aye

2. Rocco Paternostro  
Block 36, L. 7  
Preliminary Major Subdivision  
Carried to December 10, 2012 meeting

Madam Chair announced that this matter would be carried without further notice to the January 14, 2013 Planning Board meeting.

J. ADJOURNMENT

Mr. Cook made a motion to adjourn at 8:10 p.m. Mr. Monaco seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz