

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
December 22, 2014**

The Meeting was called to order by Chairwoman Flynn at 6:35 p.m. stating that the requirements of the Open Public Meetings Law have been met and that this meeting has been duly advertised.

Members present: Julia Allen, Jerry Cook, Cheryl Filler, Betty Ann Fort, Ronald Monaco, Ben Smith, Marygrace Flynn

Also present: Attorney, Trishka Waterbury Cecil Planner, Michael Sullivan

Members absent: Christopher John

MINUTES:

A Motion was made by Ms. Fort, seconded by Ms. Filler, that the Minutes of December 8, 2014 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded.

RESOLUTIONS:

**Re-Examination of Master Plan
December 8, 2014**

A Motion was made by Ms. Fort, seconded by Ms. Filler, to adopt the resolution. Motion was carried with the following roll call vote:

Ayes: Ms. Allen, Mr. Cook, Ms. Filler, Ms. Fort, Mr. Monaco, Mr. Smith, Chairwoman Flynn

Nays: None recorded

TECHNICAL REVIEW COMMITTEE

**110-112 Main, LLC
B. 34, L. 5**

Ms. Allen advised that the application was deemed incomplete on December 12, 2014.

ORDINANCE

Ordinance #27-2014

Mr. Sullivan advised the Board that the ordinance added assisted living dwellings to the permitted principal use in the Senior Citizen 4 (“SC-4”) overlay zone. Currently, the SC-4 zone in Whitehouse and Three Bridges is an overlay for the Village Residential (“VR”) zone and only permits age-restricted apartments. An overlay zone is an optional set of zoning rights that can be used when certain criteria is met. He noted that in 2000 the Township adopted a Master Plan amendment that required age restricted dwellings within the Township. A number of zones were created allowing various senior citizen apartments, townhomes, continued care retirement communities, etc. The Senior Citizen 2 (“SC-2”) zone is the only zone that permits assisted living dwellings. The SC-2 zone has been developed and does not include assisted living; therefore, there is no undeveloped zone within the Township that allows assisted living dwellings. The ordinance permits assisted living dwellings if the SC-4 zone property is greater than seven (7) acres. The ordinance also applies the SC-4 overlay zone to the Village Hospitality (“VH”) zone. The VH zone was adopted in 2009 and geared to incentivizing the reuse and rehabilitation of the Ryland Inn. The ordinance is consistent with the 2014 re-examination report that specifically defines these items.

Mr. Sullivan also advised that the Township adopted a new VR zone boundary line on Whitehouse Avenue on May 17, 2014. This ordinance incorporates the new boundary line with a revised zoning map. Additionally, the zoning map was updated to accurately reflect the addition of the SC-4 overlay zone in the VH zone.

A Motion was made by Mr. Smith, seconded by Mr. Cook, indicating that the ordinance is consistent with the Master Plan and recommended that it be forwarded to the Township Committee for adoption. Motion was carried with the following roll call vote:

Ayes: Ms. Allen, Mr. Cook, Ms. Filler, Ms. Fort, Mr. Monaco, Mr. Smith,
Chairwoman Flynn

Nays: None recorded.

ADJOURNMENT:

A Motion was made by Mr. Cook, seconded by Ms. Filler, to adjourn the meeting at 6:50 P.M. The motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,

Rebekah Harms
Planning Board Secretary