

READINGTON TOWNSHIP PLANNING BOARD MINUTES
September 28, 2015

The Meeting was called to order by Chair Flynn at 7:37 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, Elizabeth Duffy, Marygrace Flynn, Betty Ann Fort, Christopher John, Ron Monaco, Ben Smith

Also present: C. Richard Quamme, Engineer
Trishka Waterbury-Cecil, Attorney
Michael Sullivan, Planner

Members absent: Cheryl Filler

MINUTES:

A Motion was made by Ms. Fort, seconded by Mr. Cook, that the Minutes of August 10, 2015 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded. Ms. Flynn abstained from the vote.

Ms. Julia Allen arrived at 7:39 p.m.

Mr. Ben Smith arrived at 7:43 p.m.

PUBLIC HEARING

Arkoulakis
Minor Subdivision / Lot Line Adjustment
Block 11, Lots 1.06 and 3

Present for Applicant: Dr. Nicol Arkoulakis, Applicant
Tony Koester, Attorney
Patrick Fatton, Surveyor
Robert Lorentz, Planner

Attorney Koester indicated that Lot 1.06 is known as 34 Cedar Road in Readington Township, owned by the Applicants, Drs. Arkoulakis and Cherot. Lot 3 is known as 32 Cedar Road, owned by Dr. Cherot. Applicants are seeking a lot line adjustment / minor subdivision of the properties. There are no developments or structures proposed in relation to the lot line adjustment. Applicant is before the Board to clean up a lot line that a fence meanders through and to increase the distance from an existing tree house.

EXHIBIT A-1 was introduced: Boundary Survey, dated April 21, 2015

Mr. Fatton described Lot 1.06 as consisting of 1.26 acres, and Lot 3 as consisting of four (4) acres. This Application adds .299 acres to Lot 1.06 from Lot 3; adjusting each lot to 1.948 and 3.701 acres accordingly. The existing fence which meanders thru both properties, will be fully within Lot 1.06 after the adjustment. The Agricultural Residential Zone ("AR Zone") requires a forty (40) foot side yard setback from structures. After the adjustment, the tree house will have a 40.7 foot setback; and the swimming pool will have a 46.5 foot setback. The lots as they stand are non-conforming in accordance with the AR Zone ordinance, and will continue to be following approval.

Attorney Koester addressed the report submitted by Ferriero Engineering, dated September 24, 2015. He testified that a metes and bounds description and a signature block will be added to the plans. Correspondence advising Applicant of unconditional approval was provided by the Hunterdon County Planning Board on August 26, 2015. Attorney Koester also addressed the Clarke Caton Hintz report dated August 24, 2015 in that the AR Zone requires a 350 foot lot line circle. Both properties are and will continue to be non-conforming. In addition, the AR Zone requires an eight (8) acre lot. He advised that neither property currently conforms, nor will they after approval.

Mr. Sullivan pointed out that the ordinance prefers rectangular or square lots and; thus, a design exception is required; although it is not unreasonable to grant such a request.

Mr. Lorentz testified that this Application is a classic hardship in that neither of the lots meet current zoning requirements, nor will they after approval. He noted that even if both lots were combined, they would not meet the acreage requirement for the AR Zone. Both lots are residentially developed and will not be physically altered.

A Motion was made by Ms. Fort, seconded by Mr. Cook, to approve the minor subdivision / lot line adjustment. Motion was carried with the following roll call vote:

Ayes: Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Flynn, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith

Nays: None recorded.

BREAK at 8:03p.m.

RECONVENED at 8:06 p.m.

RESOLUTION

Mountain Woods
Final Major Subdivision
Block 4, Lot 57

Attorney Cecil addressed two (2) changes to the proposed Resolution: 1) on page 5, number 4 wherein the HOA documents are to be reviewed by the Township attorney; and 2) on page 7, ongoing conditions number 2 wherein the deeds are to be reviewed by the Township attorney.

A Motion was made by Ms. Duffy, seconded by Ms. Fort, to approve the Resolution for the final major subdivision as amended. Motion was carried with the following roll call vote:

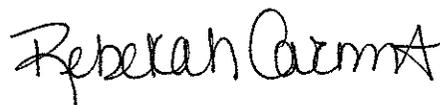
Ayes: Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith

Nays: None recorded.

ADJOURNMENT:

A Motion was made by Mr. Cook, seconded by Ms. Filler, to adjourn the meeting at 7:51 P.M. The motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,



Rebekah Harms
Planning Board Secretary