

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**August 10, 2015**

The Meeting was called to order by Vice-Chair Filler at 7:35 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, Elizabeth Duffy, Cheryl Filler, Betty Ann Fort, Christopher John, Ron Monaco, Ben Smith

**Also present:** Steve Bolio, Engineer  
Victoria Britton, Attorney  
Andrea Malcolm, Planner

**Members absent:** Marygrace Flynn

**MINUTES:**

A Motion was made by Mr. Smith, seconded by Mr. Cook, that the Minutes of July 27, 2015 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded. Ms. Duffy abstained from the vote.

**CORRESPONDENCE:**

Correspondence as it pertains to Ryland Developers' application to the NJDEP, dated July 31, 2015. No action to be taken on this matter.

**PUBLIC HEARING**

**Mountain Woods**  
**Final Major Subdivision**  
**Block 4, Lot 57**

**Present for Applicant:** Mark Hartman, Applicant  
Greg Riley, Attorney

Attorney Riley described the property as a major subdivision of four (4) lots on Far Knoll Lane which was granted preliminary major subdivision approval in Resolution No. 2008-239 on January 28, 2008.

Mr. Monaco testified that the application is similar to the preliminary, except for minor items that were asked for by the professionals.

Attorney Britton inquired if Applicant had any comments to Mr. Hansen's May 8, 2015 letter as to the conditions pertaining to the Homeowners Association documents being reviewed by the Township attorney.

Applicant agrees to the conditions.

A Motion was made by Ms. Fort, seconded by Mr. Smith, to approve the final major subdivision of Block 4, Lot 57. Motion was carried with the following roll call vote:

**Ayes:** Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, 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