

READINGTON TOWNSHIP PLANNING BOARD

MINUTES

February 14, 2006

- A. Attorney Bollheimer stated that the Chairman and Vice Chair were both absent. Mr. Monaco made a motion to nominate John Klotz as Chairman for this meeting. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

Chairman called *the meeting to order at 7:10 p.m.* announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised. The Board saluted the flag.

- B. Roll:**

Mrs. Allen	present
Mr. Auriemma	present
Mr. Cook	present
Mrs. Duffy	absent
Mrs. Filler	present
Mrs. Flynn	absent
Mr. Hollis	absent
Mr. Klotz	present
Mr. Monaco	present

**Michael Sullivan, Clarke – Caton & Hintz
Valerie Bollheimer, Purcell, Ries, Shannon, Mulcahy & O’Neill
H. Clay McEldowney, Studer & McEldowney**

- C. APPROVAL OF MINUTES**

1. January 23, 2006- Mr. Monaco made a motion to approve the minutes. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

- D. CORRESPONDENCE:**

Attorney Bollheimer informed the board that she received a letter from Ronald Blumstein, Esq., counsel for Kaplan Companies in connection to the previously approved Neil I. Van Cleef, Block 45, lots 26.03 and 26.08 subdivision. In his letter, Mr. Blumstein questioned whose obligation it was to install fencing on some of the residential lots. He requested an appearance before the board for clarification. The attorney will be notified by letter that in order to appear before the Planning Board,

his client must sign an escrow agreement and post escrow. Once that is accomplished, he will be scheduled to appear before the Planning Board.

E. RESOLUTIONS:

- 1. Shabbecong, LLC
Minor Subdivision
38 Forty Second Street
Block 48, lot 10**

This is carried to February 27, 2006

- 2. Bellemead/Halls Mill Farm
Block 2.01, lots 9.01 & 11
Extension to approval**

Attorney Bollheimer stated the board received a letter from Lloyd Tubman requesting some changes to the proposed resolution. Mr. Sullivan indicated that he would like to review the ordinance before the board memorialized the resolution. This matter was carried to the end of the meeting.

- 3. Saint Elizabeth Ann Seton Roman Catholic Church
Preliminary Major Site Plan
Block 95, lot 15**

Attorney Bollheimer stated that Mr. McEldowney had some modifications that he recommended. A copy of those recommendations were provided to the applicant. Attorney Mark D. Mako was in the audience and stated that the changes were acceptable. Attorney Bollheimer read the changes into the record.

Mr. Monaco made a motion to approve the resolution as amended. Mrs. Filler seconded the motion.

Roll call:

Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye

F. OTHER BUSINESS:

- 1. Voucher approval**

Mr. Cook made a motion to approve the vouchers. Mrs. Filler seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

G. PUBLIC HEARINGS:

- 1. Jay & Eileen Gladstone
Lot Line Adjustment
Block 1.01, lots 1.12 & 1.13
Action date: February 23, 2006**

Julie Goldstein, Esq., stated that she represents the applicants. She informed the board that this is a simple lot line adjustment application.

Chris Aldrich of Yannaccone, Villa & Aldrich, LLC was sworn. He stated that he is a licensed land surveyor in the State of Colorado since 1983 and in the State of New Jersey since 1989.

Mr. Aldrich stated that he was asked by the property of lot 1.13 to stake the property line between the two lots. When the property was staked, it became apparent that the lot line was off. Originally the builder represented to both lot owners where the property line was supposed to exist. That information was incorrect. There was a large berm with large pine trees that was on the neighbor's property. Both owners agreed to lot line adjustment. There is no change in either lot area. There are no variances proposed. The new line follows the contour of the land and berm. The other piece of property is a wetland buffer area.

Mr. Cook stated that the applicant is just compensating one piece of land for another. Mr. Aldrich answered that was correct.

Mr. Klotz wanted to know if there were any structures involved. Mr. Aldrich answered no. There is just extensive landscaping involved.

Exhibits: A-1 Photograph of the landscaping.

Mr. McEldowney recommended a change to the plan so that it would make the lot lines more regular. Mr. Aldrich stated that he had reviewed this topic before and it was his opinion that it was drawn to match what is in the field.

Mrs. Allen made a motion to approve the application. Mrs. Filler seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye

Mr. Monaco **aye**
Chairman Klotz **aye**

- 2. Ferreira Industrial Spec. Building
 Preliminary Major/Final Site Plan
 Block 39, lot 53.14
 Action date: February 23, 2006**

Attorney William Savo stated that he is the attorney for the applicant. He stated that preliminary site plan approval was granted on December, 2003. Since that time the applicant has cooperated with the professionals to meet the conditions of the preliminary approval.

Mr. Savo stated that the applicant will comply with the conditions in Mr. McEldowney's letter dated January 5, 2006.

Attorney Bollheimer sworn in the following witnesses: Gregory Redington of REDCO Engineering and Mr. Nelson Ferreira.

Mr. Redington stated that the applicant has complied with all of the technical recommendations that the professionals' have set forth. There is one outstanding item which is the architectural elements of the building.

He showed the board the prior architectural plan that was approved. He stated that they are now proposing common elements in the center of the building and also framing around the corners. The entrances are now highlighted by a green canopy. The color has been changed to match the adjacent building. They are proposing earth tone colors.

- Exhibit A-1 Color rendering of the original design**
- Exhibit A-2 Revised color rendering of the building**
- Exhibit A-3 Landscaping Plan, Preliminary and Final Plan, Sheet #4
 revised 12/6/05**

Mr. Redington stated that there is now extensive landscaping in front of the building corners and buffering the front parking lot. They completely buffer the street ways.

Mr. Redington stated that there is one additional item that Mr. McEldowney mentioned in his February 10, 2006 letter, which has to do with the exterior building lights located at the rear of the building. The lights were not completely facing downward. The applicant has corrected this problem.

Mr. Redington stated that the applicant will comply with the sign ordinance when they construct their sign.

Mr. McEldowney recommended that the revised plan should include the supplemental lighting plan when the plans that are approved.

Mr. Cook stated that the building now appears to have a lot more dimension. He prefers this color scheme.

PUBLIC COMMENTS:

There were no comments from the public.

Attorney Bollheimer stated that the conditions to the approval is that the applicant shall comply with the conditions set forth in letter February 10, 2006 letter and require that the January 6, 2006 must be incorporated into the final set of plans. The sign will conform to the township's sign ordinance and utilize the same block color as used upon the building.

Mr. Monaco made a motion to approve the application with the above mentioned conditions. Mrs. Filler seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Chairman Klotz	aye

H. RESOLUTIONS: (continued)

**Bellemead/Halls Mill Farm
Block 2.01, lots 9.01 & 11
Extension to approval**

Mr. Sullivan stated that there was an issue with the terms of the resolution concerning complying with the ordinance. The section of the ordinance that they are referring to is a section that defines where variances are required and where waivers are required if you have a deviation from the ordinance. The attorney is stating that they will comply with any of those standards providing that they do not require a variance. Mr. Sullivan stated that he found no problem with the language in the resolution.

Mrs. Filler made a motion to approve the resolution with amendments. Mrs. Allen seconded the motion.

Roll call:

Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye

I. ADJOURNMENT

Mr. Cook made a motion to adjourn. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz