

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
June 23, 2008**

A. Vice Chairman Duffy called the meeting to order at 7:45 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. Allen	present
Mr. Cook	present
Mrs. Filler	present
Mrs. Flynn	absent
Mr. Getz	absent
Mr. Klotz	present
Mr. Monaco	absent
Mr. Smith	present
Vice Chair Duffy	present

**Michael Sullivan, Clark – Caton & Hintz
Valerie Kimson, Esq., Purcell, Ries, Shannon, Mulcahy & O’Neill
H. Clay McEldowney – Hatch, Mott & McDonald**

C. MINUTES

1. June 9, 2008 Mr. Smith made a motion to approve the minutes as amended. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

2. June 9, 2008 Executive Minutes - 2008 Mrs. Filler made a motion to approve the minutes. Mrs. Allen seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

D. CORRESPONDENCE:

The board had no comments regarding the correspondence.

E. VOUCHER APPROVAL

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

F. TECHNICAL REVIEW COMMITTEE:

**1 Tom Jr. Properties
Preliminary Major Subdivision
Block 36, Lot 96
1 Railroad Lane
Action date: July 3, 2008**

Mrs. Filler informed the board that the application remained incomplete.

2. SunPower
Preliminary & Final Site Plan
Block 4, Lots 47-50, 96, 98-100 & 104
Action date: July 31, 2008

Mrs. Allen made a motion to deem the application complete, including granting the following waivers for completeness purposes only: a formal stormwater management plan; engineer's construction cost estimate. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

G. RESOLUTIONS:

1. LFP Holdings, LLC
Minor Subdivision
Block 77, Lot 28
204 Pleasant Run Road

Mr. Klotz made a motion to approve the resolution. Mr. Cook seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mr. Klotz	aye
Mr. Smith	aye
Madam Chair	aye

2. Merck & Co., Inc.
Block 4, Lots 48, 49, 98, 99, 100 & 104
Block 9, Lot 2
Request for an extension of approval

Mrs. Allen made a motion to approve the resolution. Mr. Klotz seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Smith	aye

3. Nicodemus, John & Angela
Block 64, Lots 36 & 37
Request for an extension of approval

Mrs. Filler made a motion to approve the resolution. Mr. Smith seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Smith	aye

F. OLD BUSINESS:

- 1. Bellemead Halls Mill
Block 2.01, Lots 9.01 & 11
Request for an extension of approval**

Vice Chairman Duffy recused herself from this application. Cheryl Filler filled in as Chairperson.

Lloyd Tubman, Esq., stated that she is the attorney for the applicant. She informed the board that they are seeking a two year extension of preliminary and final approval for Lots 9.01 and 11 and Block 2.01. She stated that the applicant is committed and bound by the prior resolutions. Ms. Tubman stated that the applicant will comply with the new FAR and net lot area ordinances.

Mr. Klotz made a motion to approve the applicant's request for a two year extension. Mr. Smith seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Klotz	aye
Mr. Smith	aye

Vice Chair Duffy returned to run the meeting.

G. OTHER BUSINESS:

- 1. Ordinance #18-2008**

Mrs. Allen stated that the amendment is to comply with the new COAH regulations. The township increased their developer fees.

Mrs. Filler made a motion that the ordinance is not inconsistent with the master plan. Mr. Cook seconded the motion.

Roll Call:

Mrs. Allen	aye
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Mr. Cook aye
Mrs. Filler aye
Mr. Klotz aye
Mr. Smith aye
Madam Chair aye

2. Ordinance #19-2008

Mrs. Allen stated that the zoning officer noticed that this ordinance was inconsistent. New car dealerships are not permitted in the B zone. The ordinance read under prohibited uses that used car sales were prohibited if they were not accessory to a new car sales dealership. It appeared in a round about way that new car dealerships were permitted in the B zone. This amendment states specifically that new or used sales of motor vehicles except for lawn mowers and agriculture equipment are prohibited.

Mrs. Filler made a motion that the ordinance is not inconsistent with the master plan. Mrs. Allen seconded the motion.

Roll Call:

Mrs. Allen aye
Mr. Cook aye
Mrs. Filler aye
Mr. Klotz aye
Mr. Smith aye
Madam Chair aye

H. ADJOURNMENT:

Mr. Cook made a motion to adjourn at 8:12 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz