

**READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES
REORGANIZATION AND REGULAR MEETING
January 17, 2019**

The Meeting was called to order by Steven K. Warner Esq. at 7:30 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

SWEARING IN OF NEW MEMBERS

Attorney Warner swore in Meredith Goodwin, Michael Denning and Christina Albrecht.

ROLL CALL

Albrecht, C.
Denning, M.
Goodwin, M.
Harwick, A.
Hendry, D.
Kirk, T.
Mueller, A.
Ryan, P
Tropello, S.

Others Present:

Board Attorney Steven Warner, Esq.
Board Planner Andrea Malcolm
Board Secretary Ann Marie Lehberger

NOMINATION AND ELECTION

Nomination of Board Chair

Mr. Harwick moved, and Ms. Kirk seconded a motion to appoint Meredith Goodwin as the Board Chair for 2019. The motion carried unanimously.

Chair Goodwin took over the meeting.

Nomination of Board Vice Chair

Ms. Hendy moved, and Ms. Kirk seconded a motion to appoint Alan Harwick as the Board Vice Chair for 2019. The motion carried unanimously.

Nomination of Board Secretary

Ms. Hendy moved, and Mr. Ryan seconded a motion to appoint Ann Marie Lehberger as the Board Secretary for 2019. The motion carried unanimously.

SELECTION OF BOARD PROFESSIONALS

Board Attorney - Steven K. Warner, Esq. Ventura, Miesowitz, Keough & Warner, P.C.
Board Planner – Michael Sullivan, Clarke Caton Hintz
Board Engineer – John Hansen, Engineering & Land Planning Associates Inc.
Traffic Engineer – Jay Troutman, McDonough & Rea Associates
Materials Testing Company – Key-Tech Laboratories
Acoustical Consultants - Ostergaard Acoustical Associates

Environmental Consultants – Princeton Hydro

Mr. Harwick moved, and Mr. Ryan seconded a motion to approve the Board Professionals for 2019. The motion carried unanimously.

APPROVAL OF CALENDAR FOR 2019

Mr. Harwick moved, and Mr. Ryan seconded a motion to approve the 2019 calendar. The motion carried unanimously.

SELECTION OF TECHNICAL REVIEW COMMITTEE

Mr. Harwick, Mr. Mueller and Mr. Ryan volunteered for the 2019 Technical Review Committee.

Ms. Hendry moved, and Ms. Kirk seconded a motion to approve the Technical Review Committee members. The motion carried unanimously.

SELECTION OF NEWSPAPERS FOR PUBLICATION

Hunterdon County Democrat and Courier News

Ms. Kirk moved, and Mr. Mueller seconded a motion to approve The Hunterdon County Democrat and The Courier News as the newspapers. The motion carried unanimously.

APPROVAL OF MINUTES

Ms. Hendry and Ms. Kirk abstained. Mr. Harwick moved, and Mr. Tropello seconded a motion to approve the December 17, 2018 minutes. The motion carried unanimously.

RESOLUTIONS

HANRAHAN

Block 93 Lot 68 – 462 Main Street

Appl# ZB-18-011- Variance for Replacement of Existing Detached Garage

Approved 12/1818

Board Attorney Warner read two minor corrections on Page 2 and Page 7 of the resolution.

Mr. Harwick moved, and Mr. Ryan seconded, a motion to adopt the resolution for Hanrahan as amended. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible
Denning			X				
Goodwin			X				
Harwick	X		X				
Hendry							X
Kirk							X
Mueller			X				
Ryan		X	X				
Albrecht (Alt #1)			X				
Tropello (Alt #2)			X				

CHARNECKY

Block 51.02 Lot 38 -6 Springtown Road
 Appl# ZB-18-012-FAR & other Variances New Home on Vacant Lot
 Approved with conditions 12/18/18

There were members of the public present who wished to make a comment on the resolution.

Sheri Cervenka of 8 Springtown Road was present and stated that at the hearing for the application on December 18th the applicant had agreed to install landscaping around the raised septic to help make it aesthetically pleasing. Ms. Cervenka noted that this was not clearly stated in the resolution.

The Board discussed and agreed to revise condition#5 as follows:” The Applicant shall submit a landscaping plan and same shall be subject to the review and approval of the Board Engineer in his reasonable discretion including, but not limited to, the area between the driveway of #8 Springtown Road and the raised septic bed of #6 Springtown Road”

David Lutzky of 4 Springtown Road was also present and expressed concern that the language of the resolution was not specific enough as to the number of trees that the applicant would be removing in the wooded area between his lot and the lot where the new home will be built.

Mr. Mueller moved, and Mr. Ryan seconded, a motion to adopt the resolution for Charnecky as amended. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible
Denning			X				
Goodwin			X				
Harwick				X			
Hendry							X
Kirk							X
Mueller	X		X				
Ryan		X	X				
Albrecht (Alt #1)			X				
Tropello (Alt #2)			X				

COURTNEY

Block 9 Lot 8 – 6 Oldwick Road
 Appl#ZB-17-003- Variance for Home Occupation /” Whispering Woods” Settlement
 Hearing
 Approved with conditions 12/18/18

Mr. Harwick recused himself.

Mr. Ryan moved, and Mr. Denning seconded, a motion to adopt the resolution for Courtney.
 The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Denning		X	X					
Goodwin			X					
Harwick								X
Hendry						X		
Kirk						X		
Mueller			X					
Ryan	X		X					
Albrecht (Alt #1)			X					
Tropello (Alt #2)			X					

Mr. Harwick returned.

NEW CINGULAR WIRELESS PCS, LLC (AT&T)
 Block 61 Lot 5.02 - Route 31
 Appl# ZB-18-010 – Site Plan Waiver Request for Modifications to Existing
 Telecommunications Facility
 Approved with conditions 12/18/18

Mr. Ryan moved, and Mr. Harwick seconded, a motion to adopt the resolution for New
 Cingular Wireless PCS, LLC (AT&T). The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible
Denning			X				
Goodwin			X				
Harwick		X	X				
Hendry							X
Kirk							X
Mueller			X				
Ryan	X		X				
Albrecht (Alt #1)			X				
Tropello (Alt #2)			X				

PUBLIC HEARING

GERALDINE MAY-LAZAR
 Block 36, Lot 68.01
 Application No. ZB18-013
 Variance-Expansion of Nonconforming Use Addition to Single Family Home

Kenneth Quabeck, RA was present on behalf of the applicant. Mr. Quabeck and Board Planner Andrea Malcolm were sworn. Mr. Quabeck was accepted by the Board as an expert witness. Geraldine May-Lazar, the applicant was also sworn.

Exhibits Presented:

- A-1 Revised Impervious Coverage /FAR Calculations
- A-2 Revised Foundation Plan and Detail Sheet dated 1/17/19
- A-3 Report from Amy S. Green Environmental Consultants, Inc. dated 1/15/19
- A-4 Enlarged Zoning Map

Mr. Quabeck provided testimony as follows: The existing home on the property is a single-family single-story home that was built in 1959. The applicant has resided in the home for the past thirty years. They are seeking to add an addition towards the rear of the existing home that would include a utility room, kitchen and dining area. The proposal also includes renovations to the existing porch that was formerly used as a carport to help enhance the overall aesthetics of the home. The applicant initially proposed a full basement but has now decided to make a portion of the basement into a crawl space instead which will significantly reduce the proposed FAR. The existing home is approximately 2,400 square feet. The proposed addition will add 926 square feet.

In response to a question from the board, Mr. Quabeck explained that the applicant needs a d (2) use variance because although the home has been used for residential purposes since it was constructed in 1959 there was a zone change to the property that occurred sometime around 2009. Mr. Quabeck further explained the property is now located within the Professional Office "PO" zone and the residence is no longer a permitted use.

Mr. Quabeck continued his testimony as follows: The lot is an undersized lot. The proposal was designed to minimize the impact on the property. Since the addition will be in the rear of the property it will not be visible from Route 22 or Maple Lane. The property is surrounded by other residential uses and the home with the proposed addition will fit in nicely with the existing neighborhood. The proposal would not affect any wetland areas that are on the eastern portion of the property.

In response to a question from the Board as to whether the applicant planned on using the home as an office in the future, Raymond Grimes, Esq., the applicant's husband was sworn and stated that they were not intending on using the home as an office.

Chair Goodwin opened the public portion of the meeting. There were no questions or comments.

Ms. Hendry moved, and Ms. Kirk seconded, a motion to approve the May- Lazar application with conditions. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible
Denning			X				
Goodwin			X				
Harwick			X				
Hendry	X		X				
Kirk		X	X				
Mueller			X				
Ryan			X				
Albrecht (Alt #1)							X
Tropello (Alt #2)							X

OTHER BUSINESS

REVISED BYLAWS

The Board reviewed the final revised version of the bylaws and discussed some minor revisions.

Ms. Kirk moved, and Mr. Harwick seconded, a motion to adopt the Bylaws as amended. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible
Denning			X				
Goodwin			X				
Harwick		X	X				
Hendry			X				
Kirk	X		X				
Mueller			X				
Ryan			X				
Albrecht (Alt #1)			X				
Tropello (Alt #2)			X				

ADJOURNMENT

Mr. Mueller moved, and Ms. Hendry seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:30 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Zoning Board Secretary