

**READINGTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES  
REORGANIZATION AND REGULAR MEETING  
February 21, 2019**

The Meeting was called to order by Chair Goodwin 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.

**ROLL CALL**

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

Board Members Absent:

Denning, M.

Others Present:

Board Attorney Steven Warner, Esq. and Board Secretary Ann Marie Lehberger

Mr. Harwick moved, and Ms. Kirk seconded a motion to approve Mr. Denning's absence as excused. The motion carried unanimously.

**APPROVAL OF MINUTES**

Mr. Ryan moved, and Mr. Harwick seconded a motion to approve the January 17, 2019 minutes. The motion carried unanimously.

**RESOLUTIONS**

GERALDINE MAY-LAZAR  
Block 36, Lot 68.01- 4 Maple Lane  
Application No. ZB18-013  
Approved with conditions 1/17/19

Board Attorney Warner noted two minor corrections.

Mr. Harwick moved, and Mr. Mueller seconded, a motion to adopt the resolution for Geraldine May Lazar as amended. The roll call vote follows:

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

**TECHNICAL REVIEW COMMITTEE REPORT**

PNC BANK

Block 5, Lot 6, 432 US Highway 22 West

Application No. ZB18-004

Amended Preliminary & Final Major Site Plan

It was noted that this application was deemed Incomplete.

PMG Retail LLC

Appl# ZB 16-004

Block 39 Lots 56 & 57 – Route 22 & County Line Road

Preliminary and Final Major Site Plan and Minor Subdivision with Variances

Quick Chek Convenience Store with Fuel

It was noted that this application was deemed Complete and would be scheduled for the next meeting.

**OTHER BUSINESS**

PAUL & CHRISTINE BURNETT

Application No. ZB17-005, Block 39 Lot 14, 7 Bishop Place

Request for Extension of Variance Approval for an Addition

Paul Burnett, the applicant was present and was sworn. Mr. Burnett explained that he was requesting an extension of the bulk variance relief that was granted by the Board in 2017 for an addition to his single -family home. Mr. Burnett further explained that the finalizing of the plans and obtaining bids took longer than anticipated noting that they plan to start construction this spring.

Ms. Hendry moved, and Mr. Mueller seconded, a motion to approve a one- year extension for Paul and Christine Burnett. The roll call vote follows:

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

GILL PETROLEUM INC.

Application No. ZB15-001, Block 30, Lot 1, 160 Main Street

Amended Preliminary & Final Site Plan with Variances

Request from Applicant to Dismiss without Prejudice

It was noted that the Board received a letter from the applicant requesting the withdrawal of the application without prejudice.

Ms. Hendry moved, and Mr. Mueller seconded, a motion to approve the withdrawal without prejudice for Gill Petroleum. The roll call vote follows:

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

#### Discussion of 2018 Annual Report

The Board discussed the 2018 Annual Report. It was noted that the original application for Courtney will be added to the report. The items discussed were as follows:

- Extensions of time for Application
- Signage Lighting and Site Lighting
- Home Occupations
- 24- hour Businesses
- FAR
- Zoning Classifications along Route 22 and Route 202

The Board also discussed adding some examples to each if the items listed for clarification purposes.

Board attorney Warner will incorporate the changes as discussed and have it available for discussion at the next meeting.

#### **EXECUTIVE SESSION**

The Board entered Executive Session at 8:15 p.m.

#### **ZONING BOARD -TOWNSHIP OF READINGTON**

#### **RESOLUTION**

Open Public Meetings Act – Executive Session

**WHEREAS**, N.J.S.A. 10:4-12, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED**, by the Zoning Board of the Township of Readington County of Morris, State of New Jersey, as follows:

1. The public shall be excluded from the discussion of the hereinafter specified subject matters.
2. The general nature of the subject matters to be discussed is as follows:
  - Personnel
  - Potential Litigation/Attorney-Client
3. It is anticipated that the above-stated subject matters discussed in closed session may be disclosed to the public upon determination of the Board that the public interest will no longer be served by such confidentiality.
4. This Resolution shall take effect immediately.

Ms. Hendy moved, and Mr. Mueller seconded, a motion to enter into Executive Session. The motion carried unanimously.

The Board returned from Executive Session and re-opened the Public meeting at 9:20pm.

It was noted that Ms. Goodwin recused herself from a portion of the Executive Session.

Mr. Harwick moved, and Mr. Mueller seconded, a motion to authorize counsel to draft a request of the Township Committee and the Zoning Officer that would find the operation of Hunterdon Brewery to be contrary to their permitted operation as previously granted by the Board to act as a Brewery and that any or all appropriate action necessary be taken. The roll call follows:

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

**ADJOURNMENT**

Ms. Hendy moved, and Mr. Mueller 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