

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
May 10, 2010**

A. Chairman Flynn *called the meeting to order at 7:30 p.m.* announcing that all laws governing the Open Public Meetings Act had been met and that this meeting was duly advertised.

B. Attendance:

Mrs. Allen	present
Mr. Cook	present
Mrs. Duffy	absent
Mrs. Filler	absent
Mrs. Flynn	present
Mr. Shamey	absent
Mr. Klotz	present
Mr. Monaco	absent
Mr. Smith	present
Madam Chair	present

**Michael Sullivan, Clark – Caton & Hintz
Valerie Kimson, Esq.,
Kevin Smith, Finelli Engineering**

C. APPROVAL OF MINUTES:

1. March 22, 2010 Mr. Cook made a motion to approve the minutes. Mr. Smith seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

D. CORRESPONDENCE:

The board had no comments.

E. RESOLUTIONS:

- 1. Investors Savings Bank
Amended Preliminary/Final Major Site Plan
B. 89, Lot 1**

Attorney Kimson stated that there were some minor changes to the resolution. One was a corrected spelling of a name, and the other had to do with the time that the lights should be turned off. It was agreed that the lights would be turned off at 9:00 p.m., not 10:00 p.m.

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

Roll call:

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

F. TECHNICAL REVIEW COMMITTEE:

1. **Fallone Properties, LLC**
B. 36, L. 49
Phasing Plan Application
Action Date: May 20, 2010

2. **Ferreira Construction Company, Inc.**
B. 39, L. 61.04
Amended Major Site Plan for Generator Pad
Action Date: May 21, 2010

Mr. Klotz made a motion to deem both of the applications complete. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

G. OTHER BUSINESS:

1. **Voucher Approval - Mr. Cook made a motion to approve the vouchers. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

H. PUBLIC HEARING:

1. **Ridge Road Realty, LLC**
Preliminary Major Subdivision
Block 38, Lots 54, 74, 75
Pearl Street
Signed extension and carried to May 24, 2010

Madam Chair announced that this matter has been carried to May 24, 2010. No further notice will be given to the public.

2. **Antonio Ferreira**
Amended Major Site Plan
B. 39, L. 53.14
Action date: June 2, 2010

Michael O’Grodnick, Esq., from the firm of Mauro, Savo located in Somerville, stated that he represents the applicant. The proposed application is to convert some existing warehouse space to accommodate the need for office space. They are intending to convert the rear corner of units identified as “A” and “B” into the office space. Currently the office has an area of 12,039 square feet. They want to add an additional 1,950 square feet of office space. They do not propose any disturbance to the existing building, other than a 2 foot stone filter strip located on the south end of the existing southerly access

drive. This area would be enlarged in order to accommodate 18 foot parking spaces. The applicant proposes an addition of 11 parking spaces all to be located on existing impervious surface. The impervious surface will not be increased by the construction of the additional parking spaces. The applicant has requested numerous waivers since this project is an amended major site plan that was originally approved on December 8, 2003 and again on December 7, 2009 for an additional approval to allow a concrete ramp. Notice was provided to surrounding property owners and on record with the board.

Attorney Kimson swore in the board's witnesses and the applicant's witnesses.

James Hill, P.E. stated that the intent was to convert two singular bays on the east side of the building into one large bay with some office space.

Exhibits:

A-1 Ferreira Industrial Spec building amended major site plan for building Occupancy dated 2/17/10, revised 4/21/10.

Regarding the lighting, they are relying on the lighting plan that was submitted under a prior approval. Another item had to do with the removal of the balance of impervious coverage to keep it at 30%. A recommendation was made to access the building to possibly add some sidewalk that could connect the front and back.

A-2 Ferreira Construction, Inc., LLC existing condition photographs as of Friday May 6, 2010, taken by James Hill.

The intent of displaying the photographs is to show what has progressed at the site. Mr. Sullivan had requested that additional plantings be planted. Mr. Hill suggested that an inventory of what is currently on the site should be taken and then if any new plantings are needed, they would agree to plant the additional plantings.

Mr. Sullivan stated that in the current condition, the site is not adequately screened. Mr. Hill stated that they would comply with planting additional plantings.

Mr. Smith, of Finelli Engineering, stated that Mr. Hill has addressed the lighting issue. Mr. Hill informed the board that the lighting plan was attached to the April revision. Mr. Smith suggested that there be no parking allowed in the designated turnaround areas. Additionally, Mr. Smith wanted documentation that the septic was working properly. Mr. Hill answered that he is going to get the certificate of approval for the use of the septic system as designed.

Mrs. Flynn referred to John Barczyk's letter dated April 16, 2010 suggesting that if the building has a fire alarm system, coverage should be extended to the new office space.

Mrs. Allen made a motion to approve the site plan with the following conditions: the addition of shade trees as recommended by the board's planner; the applicant shall create a pedestrian lane near the rear entrance and install a sign to warn trucks of pedestrian use; comply with the comments from John Barczyk regarding the fire alarm system; the lighting plan which was submitted previously under the prior approval is approved; increase the vegetation screening to the satisfaction of the township planner. Mr. Smith seconded the motion.

Roll call:

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

I. OLD BUSINESS:

Madam Chair indicated that the lights at the tennis courts are on late into the evening. In an effort to save money, she recommended that a memo be forwarded to the Township Committee indicating that the Planning Board has concentrated on not having a significant amount of lighting allowed when an application is approved. Therefore, it is the recommendation of the Planning Board that the tennis court lights should be turned off in the evening, or in the alternative the lighting times should be modified. The board agreed.

J. ADJOURNMENT

Mr. Cook made a motion to adjourn the meeting at 9:30 p.m. Mr. Smith seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

Respectfully submitted,

Linda A. Jacukowicz