

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
February 22, 2010**

**A. Chairman Flynn called the meeting to order at 7:40 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:**

<b>Mrs. Allen</b>	<b>present</b>
<b>Mr. Cook</b>	<b>present</b>
<b>Mrs. Duffy</b>	<b>present</b>
<b>Mrs. Filler</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Mr. Shamey</b>	<b>absent</b>
<b>Mr. Klotz</b>	<b>present</b>
<b>Mr. Monaco</b>	<b>present</b>
<b>Mr. Smith</b>	<b>absent</b>
<b>Marygrace Flynn</b>	<b>present</b>

**Michael Sullivan, Clark – Caton & Hintz  
Valerie Kimson, Esq.,  
John Hansen, Ferriero Engineering**

**C. APPROVAL OF MINUTES:**

**1. February 8, 2010 – Mrs. Filler made a motion to approve the minutes. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**D. CORRESPONDENCE:**

**1. none received**

**E. RESOLUTIONS:**

**1. James Kay and Concetta Morgan-Kay  
Block 4, Lots 82 & 82.01  
5 – 5A Central Avenue  
Minor Subdivision (Lot Line Adjustment)**

**Mr. Cook made a motion to approve the resolution. Mr. Monaco seconded the motion.**

**Roll Call**

Mrs. Allen            aye  
Mr. Cook            aye  
Mrs. Duffy          aye  
Mrs. Filler          aye  
Mr. Klotz            aye  
Mr. Monaco          aye

**F.      TECHNICAL REVIEW COMMITTEE:**

None

**G.      OTHER BUSINESS:**

**1.      Voucher Approval**

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

**2.      Bill S-82 and A-437**

Mrs. Allen stated that these bills would change the time of decision rule. Mrs. Allen suggested that the Planning Board adopt a resolution opposing both these rules. If this newly proposed bills talks about the time of filing, and generally the MLUL defines that when an application is complete, this would change the vesting of an application. Right now vesting for protection from any change to the zoning ordinance is currently from the date of preliminary approval. This law would make vesting from the time that an application is filed with the board. There are two problems. One it changes the vesting time and the second problem is the time of filing as opposed to a complete application. An applicant can file an application and it can never be deemed complete, and under this new law would be vested zoning protection.

Mrs. Allen had a resolution with suggested distribution for this resolution.

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

**Roll Call**

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

**Mr. Monaco**            **aye**  
**Madam Chair**        **aye**

**I.        NEW BUSINESS:**

- 1.        Pleasant Run, LLC  
          Concept Plan  
          B. 75, L. 19**

**Lloyd Tubman, Esq., from the law firm of Archer & Greiner, Flemington office. She stated that she is the attorney for the applicant. They will be presenting a concept plan for a proposed farm stand. The parcel consists of approximately 81 acres.**

**Attorney Kimson announced to the public that this matter is a concept plan. It is an informal proceeding. Comments made by the applicant are not binding on the applicant and comments made by the Planning Board are not binding on the Planning Board. In the event the applicant desires to file a formal application, a public hearing will be held.**

**Paul Profeta stated that he is the principal of Pleasant Run, LLC and with him this evening is his partner, Joanne Molino. He distributed an article from the New York Times and one from Time Magazine. Mr. Profeta stated that the articles deal with the contents of beef. Mr. Profeta stated that Ms. Molino is a certified nutritional counselor. He stated that he would like to make his farm into a sustainable organic farm. Mr. Profeta would propose to have the farm stand open nine months of the year and have a full compliment of vegetables and livestock, dairy and eggs. This would be a substitute for the regular supermarket. He is proposing hoop houses, his own livestock and creamery so that everything is available.**

**Mrs. Filler wanted to know if he was proposing a processing plant on site. Mr. Profeta answered no, not in the beginning. The beef would be sent out for processing.**

**Mrs. Flynn wanted to know if he envisioned a restaurant on the site. Mr. Profeta answered that they initially want to sell the food raw and also cooked for take home consumption. If it became popular enough, then he would consider a restaurant facility.**

**Mr. Profeta stated that most of the structures will not be visible from Route 202.**

**PUBLIC COMMENTS:**

**There were no comments from the public.**

**Robert Lorenz, stated that he is the engineer for the project. He referred to a plan. He stated that the pole barn is 2,000 feet back from the intersection of Summer Road and Route 202. The barn sits on the highest part of the property.**

**Mr. Lorenz stated that they have indicated where the farm stand will be located. The proposal is to construct a 10,000 square foot farm stand on the extreme southwesterly corner of the property with access off of Summer Road. He feels that there will be sufficient room for cars to stack from the light on Route 202.**

**Mrs. Flynn was concerned about traffic stacking on Summer Road. Mr. Lorenz would look into this concern.**

**Mr. Hansen stated that since this is a corner lot, the NJDOT would make you access from the side street.**

**Mr. Sullivan stated that since the access will be proposed to be behind the building, he would suggest that the parking be reconfigured to the backyard. He suggested rotating the building so that it would be parallel to the hedgerow.**

**Mr. Lorenz testified that there are approximately 29 parking spaces. Mrs. Flynn stated that the board would like to see the minimum amount of parking and lighting. Mrs. Tubman stated that could always request deferred parking.**

**PUBLIC COMMENTS:**

**There were no comments.**

**Mr. Monaco stated that he is concerned about how the ultimate building out going to be. He felt that he was open to the location of the parking.**

**Mrs. Duffy informed the board that she is concerned about the proposal of the animals, and structures and hoop houses.**

**PUBLIC COMMENTS:**

**Mark Toman stated that he is the Chairman of the Readington Parks, Recreation and Leisure Activities Committee. He indicated that there might be an opportunity to occupy the people who participate in tournaments that have time. He suggested making a connection to the park.**

**Chuck Diets, stated that he is the manager partner of the Diets Partnership, LLC Architects. He stated that he provided the board with a color sheet of what the farm structure is proposed to appear. Since the building has to be loaded at the back of the building by tractors, etc. This is why the building is located in this position. He**

is proposing a small office and meeting room approximately 2,000 square feet located in the front of the building.

Mrs. Duffy asked if he was familiar to Melicks stand in Oldwick, New Jersey. She stated how inviting this site is and she recommended that the applicant use this as a model. She also suggested for Mr. Profeta to look at the farm stand on Route 202 near Wertsville Road in Flemington.

Mrs. Flynn wanted to know if there was going to be any solar energy. Mr. Profeta answered yes.

Mr. Sullivan recommended that Mr. Profeta review the barns that are in Readington to obtain a design, rather than what was presented this evening. He suggested that the roof color should be changed.

Mrs. Flynn informed the applicant that she felt it was a great location. The board is more inclined to have the historic-Readington look.

Mr. Hansen requested that when the site is designed, to design the stormwater system in such a manner that if there are expansions, they do not have to demolish say for example the parking lot. He informed the applicant that he would work with them regarding the circulation. Ms. Tubman stated that they are showing a gravel parking lot. Mr. Hansen's recommendation is that they comply with the ordinance and the driveway should be paved. Mr. Hansen informed the board that they cannot get sheet flow off of a gravel parking lot. Mrs. Filler requested the use of a natural stormwater plan. Mrs. Duffy suggested the use of rain barrels.

Mr. Profeta asked if he could cooperate with Readington farmers for them to sell their produce. Attorney Kimson stated that the ordinance requires 50% of the produce must be produced by the owner. Mr. Profeta asked if the building should be placed closer to the road and then place the parking in the back. Mr. Cook suggested that the applicant look at the Melick's site, therefore, the parking would have to be placed in the front of the building. Mrs. Allen suggested to have the front of the building front on Summer Road and have the parking located in the front of the building. Mr. Sullivan suggested a two building concept. He stated have a small building closer to Summer Road and then place the larger building in the back. Or in the alternative an L shaped building.

#### **PUBLIC COMMENTS:**

There were no comments from the public.

Ms. Tubman stated that there is one other issue. It is shown as the circle on the plan. Since this is a major site plan, the applicant is requesting a waiver of a EIS or make it particular to only the farm stand location. The board agreed with only providing a localized EIS around the location of the farm stand. Ms. Tubman

**suggested to have an environmental consultant provide an “no impact statement” analyzing for proximity for riparian zones. These are farm fields and to provide a simplified statement for this location around the farm stand.**

**Mr. PProfeta stated that there is a residence on the property.**

**The board is willing to accept a no impact statement in lieu of an environmental impact statement having to do with the area shown on the circle or within 300 feet from the area of development on the applicant’s property and threatened and endangered and species.**

**J. ADJOURNMENT**

**Mrs. Filler made a motion to adjourn at 9:06 p.m. Mrs. Duffy seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Respectfully submitted,**

**Linda A. Jacukowicz**