

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

A. Vice Chairman Duffy 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:

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

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

C. APPROVAL OF MINUTES:

1. February 22, 2010 – Mrs. Allen made a motion to approve the minutes. Mr. Monaco seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

D. CORRESPONDENCE:

The board had no comments.

E. RESOLUTIONS:

None

F. TECHNICAL REVIEW COMMITTEE:

**1. A. Joan Ahern
B. 68, L. 5.11
7 Van Pelt Dr.
Minor Site Plan (ECHO Unit)**

Action Date: April 7, 2010

Mrs. Allen stated that the application remains incomplete.

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.*

2. Professional Services contract for alternate engineer – Finelli Consulting Engineering (Kevin Smith)

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

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mr. Shamey	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Vice Chair Duffy	aye

H. CAPITAL REVIEW:

**1. School Board of Ed
B. 48, L. 20 & 21.01**

This matter has been carried to April 12, 2010.

I. PUBLIC HEARING:

**1. Investors Savings Bank
Amended Preliminary/Final Major Site Plan
B. 89, Lot 1
Action date: March 22, 2010**

Elizabeth Duffy recused herself from participating in this hearing process. Mr. Monaco, Class IV member, substituted as Chairman.

Lloyd Tubman, Esq., stated that she is the attorney for the applicant. The attorney produced the following witnesses: Diane Cramer, Vice President of Investors Savings Bank; Peter Korzen, Engineer, Deborah Cerbone, Landscape Architect and Dennis O'Hara, Sign planner.

Ms. Tubman informed the board that this is the applicant's phase two application. The major components of the application are a removal of the two driveways closest to Route 202; and a much more modest signage package than what the board reviewed last time.

Peter Korzen described the main change to the plan which deals with circulation and parking. Referring to the existing conditions plan which is sheet four of five shows there are two entry driveways located to the north side of the property close to Route 202. The applicant proposes to eliminate the two northerly driveways and maintain the two way driveway on Board Street and create a two way driveway on River Avenue. The driveway will contain a channelized curb island to separate the traffic. Previously they had 6 parking spaces along Broad Street, and now they are proposing 8 perpendicular parking spaces. They are proposing 4 perpendicular parking spaces against the building, which include the ADA compliant parking space. They propose 3 perpendicular parking spaces which will be included on the northeast side of the building. The 3 parking spaces along River Avenue will be eliminated. As a result of the parking changes, they have lost 3 parking spaces. They are now proposing 29 parking spaces. The impervious coverage has been reduced to 4,000 square feet by eliminating the 2 driveways and the 3 parking spaces. A trash enclosure is proposed to be located at the southeast corner of the site. After construction, the parking lot will be seal coated and restriped.

**Exhibit Sheet one of five – zoning site layout dimension plan revised 1/26/10.
Existing conditions plan sheet four of five dated 12/10/09**

Regarding Ferriero Engineering report dated March 18, 2010, at comment number 2, page 2, it was recommended that the parking next to Board Street be located closer to the building to provide a 24 foot wide aisle, instead of 32.4 feet. Mr. Korzen testified that the applicant is trying to minimize the disturbance to the surrounding area. Mr. Hansen answered that if you look at the grading plan, by the time you install the reconstructive curb, and island, and then grade the parking lot, they would be left with very little existing pavement. The board agreed to allow the 32.4 wide aisles. Mr. Hansen requested that the applicant amend their plan for all waivers requested. Regarding the existing sidewalk that extends from the parking area to the steps should remain. Also, the sidewalk that goes straight through from Broad Street to Main Street should remain.

Mr. Korzen addressed Clark, Caton & Hintz's letter dated March 15, 2010. Regarding the recommendation concerning the new landscaped island located at the

southeast side of the automatic teller pad, the applicant would prefer to let this area open for safety reasons. The report suggests a masonry enclosure for the trash. The applicant agreed to masonry blocks.

Regarding the Princeton Hydro letter dated February 15, 2010, Mr. Korzen stated that a recommendation was made to add drywells to manage the roof runoff, however, they are not proposing to add the drywells. Mr. Emerson wanted more details on the grading. Mr. Korzen informed the board that they would provide spot elevations to the plan. Mr. Emerson wanted to clarify that no curbing is proposed to be installed at the rear edge of pavement. Mr. Korzen answered correct. Another item of concern in connection to the new landscaped area near the intersection of Board Street and River Avenue, Mr. Emerson stated that the detail offers a quarter inch reveal. Mr. Korzen answered that they would make this flush. Mr. Emerson stated that the applicant is removing impervious surface, but the site still has a large portion, although below the 45 percent limit, of connected impervious coverage. A small measure to provide volume control, infiltration of runoff would improve the stormwater on this site. Mr. Emerson recommended that drywells be installed; also he recommended that a shallow vegetated bio-retention area be installed along the southern edge of the parking area. This would provide a pleasing visual to that portion of the parking lot. It would also be a surface storage area, thereby further treating the impervious area. Mr. Korzen answered that the drywells would require extensive piping; and the regarding the shallow, bio-retention area. And a vegetative swale could be installed similar to the stone border to create an infiltration trench located on the southeast side of the edge of pavement. Mr. Emerson requested that they install a channel to be carved out of the southeast side of the edge of pavement. The landscaping would be planted into the channel.

PUBLIC COMMENTS/QUESTIONS:

There were no comments from the public.

Deborah Cerbone of Deborah Cerbone Associates, Inc. stated her credentials for the record. The attorney swore in the witness.

Exhibits:

A-1 site plan colored

A-2 Pictures of proposed plants

Ms. Cerbone described the proposed plantings on the site. She stated that there will be a variety of color through the seasons. The plantings in the site triangle easement will not exceed the height of 24 inches.

Regarding Mr. Sullivan's report, the applicant has decided not to install the parking lot island. Ms. Cerbone stated that she spoke with Mr. Sullivan and he has agreed to work the planting species out with her. She requested a waiver for the

requirement to provide a visual screen between off street parking areas and property lines.

Ms. Cerbone informed the board that cars might overhang the lawn area, since there are no curb stops. Rather than constructed a vegetated rain garden swale, she suggested a river stone swale. The river stone would help with drainage, and a design element. Mr. Emerson agreed with this concept. He felt that the river stone would help, but he also suggested that a properly designed swale should be installed and it would not present a mosquito problem. The maintenance issue would not be any more involved than maintaining the other beds on the property.

PUBLIC COMMENTS/QUESTIONS:

There were no comments or questions.

Attorney Kimson swore in the witness.

Dennis A. O'Hara stated his credentials for the board. He stated that he is the Senior Vice President of NJ Sign Industries located in Moorestown, New Jersey.

Mr. O'Hara stated that the signage has been reduced. The façade sign has 15 inch high white aluminum letters, with LED lights within the letters. Currently the sign is proposed to be 33.75 square feet. The multiple directional signs have been removed. The signs are designed to meet the criteria of the ordinance. They are seeking a variance for a third directional sign. This is a functional sign, and can direct the public.

PUBLIC COMMENTS/QUESTIONS:

There were no comments or questions.

Chairman Monaco stated that the following is a list of conditions that have been presented: The applicant is agreeing with the Board's engineer's comments and will show a waiver on the application for item 5, which is the size of the parking stalls required by ordinance which are 10 x 18, and the applicant is proposing 9 x 18 parking stalls; the trash enclosure will be of a blocked design as opposed to wood; the northern section of the Y concrete walkway will be removed and they are maintaining the concrete walkway along the road; item 12 relief from 148-74; waiver from the requirement for planting a visual screen in the parking lot; the parking and driveway area existing dimensions in the northwest portion of the site will be maintained; the applicant will supply grades on the elevations; will provide river stone to the rear of the parking lot; and the two parking lot setback variances; two buffer variances; two sign variances; the sign light will be placed on a timer and turned off at approximately 10:00 p.m., but the applicant will confirm the time with counsel; the applicant will work with Board's planner regarding the landscaping species.

Mr. Klotz made a motion to approve the application with the aforementioned conditions. Mrs. Allen seconded the motion.

Roll call:

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

The board took a five minute break.

**2 Ridge Road Realty, LLC
Preliminary Major Subdivision
Block 38, Lots 54, 74, 75
Pearl Street
Signed extension to March 22, 2010**

Lloyd Tubman stated that she is the attorney for the applicants.

AA 1 Sheet 3 of 17 Preliminary plat originally dated May 24, 2007 and the latest revision is March 8, 2010

Ms. D'Amico stated that the largest changes have been highlighted for the board's convenience. Lot 54.14 contains the detention basin. The other change is a lot line change to Lot 54.10. The southeastern corner has been cut off so now it lies outside of the stream corridor. They now have a conservation easement on Lot 54.02 and Lot 54.03. They are proposing a road right-of-way which is 25 feet from the center line, or 50 feet right of way. They are proposing the same number of lots. They are proposing the same lot circle variances.

Mr. Shamey wanted to know who the grantee would be for the drainage easement between lots 54.07 and 54.08. Ms. Tubman answered that the township would be the grantee. A recorded instrument would allow the township access to the easement and would also put the homeowner on notice that there is a drainage easement that can't be disturbed. The obligation if there was a drainage problem would not be the townships.

Exhibit AA-2 Sheet 4 of 17 – grading plan dated May 24, 2008, last revised March 8, 2010.

Ms. D'Amico stated that the plan has been colored to show the surface coverage. A new path would have to be cut from the end of Pearl Street improvements to Sophie Street in order to stay within the right-of-way.

Ms. D'Amico stated that the changes include swales that are graded along each property line so that the water is diverted and not pooled. A new inlet has been introduced to pick up flow from lots 54.03 and 54.04. Ms. D'Amico stated that Princeton Hydro is concerned as to whether or not the berm on the southern side of the detention basin would be classified as a dam. Also, they have requested that the outfall be lower so that it is on existing grade. The detention basin will be lowered and new calculations will be submitted.

Ms. Tubman stated that the purpose of the separate lot for the detention basin is to provide an option that the open space lot be conveyed to the township and that would be for conservation purposes only and the homeowner's association would remain responsible for detention system. This is a decision that the Township Committee would have to make. Otherwise the homeowner's association would own the open space lot as well.

Ms. Tubman informed the board that there is a question as to whether or not the township acquires land for the public without purchasing it. The applicant is willing to give this property to the township with a conservation restriction. They are not willing to dedicate it to the public for their use. Ms. Kimson stated that this is not a matter for the Planning Board. The applicant would have this property held by the homeowners associations. The applicant has the right to offer it to the township. Mr. Klotz wanted the record to reflect that he would urge the applicant to reconsider this strict restriction.

Ms. D'Amico testified that they have added fence and signage delineation.

Exhibit AA-3 – Sheet 9 of 17 landscape plan dated May 24, 2007 last revised date is March 8, 2010.

Ms. D'Amico stated that this is a new landscape plan. They have introduced the street trees where the woods will be removed. Numerous plantings are proposed around the detention basin. Mr. Sullivan requested larger scaled plans. The board's professionals all indicated that they did not like the plantings on the berm, especially the trees and shrubs. The plan will be revised.

PUBLIC COMMENTS:

Ken Cheski - 8 Sophie Street. He wanted to know if there was a buffer between his property and the applicant's property. Currently, he stated that he gets runoff from three lots onto his property. Ms. D'Amico answered that there are no easements proposed. She stated that there is significant amount of slope at the

property line and this lot will have to be graded in order to allow the runoff to go around the house. The goal is to get the runoff to the westerly swale.

Mr. Monaco asked if they should place an easement on the property so that this wooded area is not disturbed. Mrs. Duffy concurred with Mr. Monaco's comments. Mrs. Duffy stated that Ms. D'Amico's calculations require that this area remain wooded.

Mr. Emerson stated that the same comment about those wooded areas being considered in the stormwater calculations goes to the front area of the lot too.

Mr. Hansen requested that the 100 year storm calculation be submitted. He stated that the retention basin is a dry basin where water does not get infiltrated into the soil. In order for this basin to function properly it has to have permeable soil underneath it. The applicant has indicated that the permeability tests have been performed. He requested that this information be provided too. The other items in his report could be a condition of approval. However, there are some issues that need the Board's interaction. The first is the widening of Ridge Road to 15 feet, and the other is whether there should be street lighting installed on this cul-de-sac. Ms. Tubman answered that the widening of Ridge Road is an on-tract improvement and that is a decision for the governing body. Depending on the decision, the applicant will make a monetary contribution to the township or construct the widening of the road.

The board recommended that there be no street lighting installed.

Ms. Tubman informed the board that Mr. Hansen recommended that no Certificate of Occupancy's be issued until Sophie Street is widened. Ms. Tubman stated that this is not within the power of the applicant. She stated that this would encumber the subdivision that is outside of the power of the applicant. Mr. Hansen answered that he is recommending this since he felt it may be a safety issue.

Regarding the Princeton Hydro letter, Ms. D'Amico informed the board that it is technical in nature. She stated that the drywells and the sizing are dependent upon the size of the house. Those calculations cannot be performed at this time. She stated that she will perform those calculations at the time of plot plan. The applicant will agree with the all of the conditions in Princeton Hydro's letter.

Ms. D'Amico referred to the detention basin testing. The regulations have changed recently and she will provide testing in accordance with the new regulations. Regarding the report from Clark, Caton & Hintz, Ms. D'Amico stated that they will provide the enlarged landscape plan at the detention basin and along the wood line. They will work with the board's professionals regarding species. Ms. Tubman wanted to address the comment in the planner's report regarding the suggestion of a contribution from the developer for funding a boardwalk to connect Pearl Street and Sophie Street. Ms. Tubman informed the board that this is not on the

applicant's property. There is a wetland's general permit number 17 that would allow municipal pedestrian access way or board walk. This is not available for a private party. This is not the applicant's responsibility.

Mrs. Allen stated that the board could ask for a contribution so that there could be pedestrian access between Sophie and Pearl Streets. Mr. Klotz would be in favor of the connection.

Ms. Tubman stated that if the township would take responsibility for the design and permitting, the applicant will pay for the physical cost of the structure. The township would be responsible for the installation. This would be for a low boardwalk.

Mr. Sullivan stated the open space ordinance was updated. This was to insure that lots fronted to open space only. He wanted to make sure that the board was aware of the updated ordinance requirement. This would include the any of the lots that back up to the open space would require a variance from that condition.

The board discussed whether or not they should recommend to the governing body to own the open space lot.

PUBLIC COMMENTS

There were no comments from the public.

Mr. Hansen recommended that the 4 issues that he has addressed should be taken care of prior to the board voting on this application. One is the modifications to the basin to avoid the dam classification; provide the permeability data to make sure that this is going to function as an infiltration basis; demonstration that the hundred year storm will reach the basin as it is designed to do, and submittal of the cul-de-sac modifications.

The applicant signed an extension to May 10, 2010. The application will be carried until May 10, 2010; no other notice will be given to the public.

J. ADJOURNMENT

Mr. Cook made a motion to adjourn at 10:27 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz