

**READINGTON TOWNSHIP PLANNING BOARD**

**MINUTES**

**May 24, 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 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>absent</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Mr. Shamey</b>	<b>present</b>
<b>Mr. Klotz</b>	<b>present</b>
<b>Mr. Monaco</b>	<b>present</b>
<b>Mr. Smith</b>	<b>present – arrived at 8:05 p.m.</b>
<b>Madam Chair</b>	<b>present</b>

**Michael Sullivan, Clark – Caton & Hintz  
Valerie Kimson, Esq.,  
John Hansen, Ferriero Engineering  
Dr. Steve Souza, Princeton Hydro**

**C. APPROVAL OF MINUTES:**

**1. May 10, 2010 - Mrs. Allen 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: -**

**Madam Chair stated that an email from Michael Sullivan was circulated with suggestions on how the board could streamline the ECHO unit approval procedure.**

**Mr. Monaco made a motion to authorize Mr. Sullivan to create a procedure for the ECHO unit applications. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Additionally several weeks ago a memo from the Planning Board was forwarded to Vita Mekovetz requesting that the tennis court lights be minimized. She responded that the tennis court's light go off at 9:05 p.m. The board felt that the lights should continue with this schedule, however, at the end of October, the lights should be turned off completely. Ms. Mekovetz will be advised of the board's request.**

**E. RESOLUTIONS:**

- 1. Antonio Ferreira  
Amended Major Site Plan  
B. 39, L. 53.14**

**This matter is carried to June 14, 2010.**

- 2. Investors Savings Bank (corrected resolution)  
Amended Preliminary/Final Major Site Plan**

**B. 89, Lot 1**

**Mr. Klotz made a motion to adopt the corrected resolution. Mrs. Allen seconded the motion.**

<b>Mrs. Allen</b>	<b>aye</b>
<b>Mr. Cook</b>	<b>aye</b>
<b>Mr. Shamey</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>

**F. TECHNICAL REVIEW COMMITTEE:**

- 1. Somerville Associates c/o Wal-Mart Stores, Inc.  
3572 Route 22 West  
Block 14, lot 49  
Minor Site Plan  
Action date: June 12, 2010**

**Mr. Klotz stated that the application was reviewed by the TRC and it remains incomplete.**

- 2. A. Joan Ahern  
B. 68, L. 5.11  
7 Van Pelt Dr.  
Minor Site Plan (ECHO Unit)  
Action Date: June 19, 2010**

**Mr. Klotz made a motion to deem the application complete along with granting the waivers sought for completeness purposes only. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**G. OTHER BUSINESS:**

- 1. Rolling Meadows  
Block 55, Lot 7.01**

**The Lloyd Tubman, attorney for Rolling Meadows, stated that there is a remaining open item which consists of the planting of two areas within the open space lot. Currently, the areas in question have now vegetated to the extent that the owner would have to remove substantial vegetation in order to plant in accordance with the approved landscaping plan. This would be only a field change.**

**Mrs. Allen made a motion to authorize Mr. Sullivan to review the site and make his recommendations. Mr. Klotz seconded the motion.**

**Roll call;**

**Mrs. Allen                    aye  
Mr. Cook                    aye  
Mrs. Duffy                 aye  
Mr. Shamey                aye  
Mr. Klotz                    aye  
Mr. Monaco                aye  
Madam Chair Flynn aye**

**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**

**Lloyd Tubman, Esq., stated that she is from the firm of Archer & Greiner and represents the applicants. The last hearing occurred on March 22, 2010, at which time some issues were raised about stormwater. Those items were as follows: to modify the detention basin in order to eliminate the Class IV dam; to perform new soils tests to demonstrate permeability in the basin area; to re-examine the routing for the 100 year storm to make sure that the runoff would travel into the basin; and to construct swales between lots to prevent overland trespass from one lot to another. The plans sheets have been modified to demonstrate compliance.**

**Debra D'Amico remained under oath. She testified to the changes to the plan set. Regarding Sheet 4 of 17, it indicates the revised grading around the ball of the cul-de-sac and the infiltration basin. A swale was introduced around the ball of the cul-de-sac and the basin was lowered by one foot. Regarding Sheet 9 of 17, it consists of a larger scale landscape plan pursuant to the planner's request. Regarding Sheet 13 of 17 construction details, the sheet was revised to lower the berm that is associated with the infiltration basin and the outlet configuration elevation is lowered by one foot. Regarding Sheet 14 of 17 it shows the construction details. This sheet shows the detailed grading around the cul-de-sac, the basin grading detail and the location of the soil logs. The permeability testing consisted of pit bale tests, and the results were acceptable.**

**Mrs. Allen stated that Pearl Street enters the area from the left and the northern most line of lot 54.02 isn't visible on the map, whereas all of the other lots have solid lines marking**

the lines. Ms. D'Amico stated this layout was designed in case the Township Committee would not vacate that area. The boundary lines would be terminus with the improvements.

Mr. Hansen stated that his recollection from the prior meetings was that the applicant was going to approach the Township Committee before they filed for final subdivision. It was the Planning Board's recommendation that this right-of-way become a pedestrian and utility easement to create a future pedestrian connection. Mrs. Allen suggested that the plan be amended to show a solid line on both sides of (lots 54.03 and 54.02) Pearl Street depicting the township owned property. The applicant agreed to comply with that request.

Mr. Hansen testified that the applicant submitted all of the engineering information. He has reviewed it and is satisfied. There were some minor comments. The applicant has agreed to comply with all of his comments.

Mr. Sullivan stated that he has now reviewed the landscaping plan on the larger scale and noticed that there are street trees located in the swale at lot 54.03 and recommended that those trees be moved out of the swale. The trees should be planted a maximum of 40 feet on center. He recommended that the applicant plant additional plantings in the basin. The applicant agreed to Mr. Sullivan's recommendations, and additionally the trees and woody vegetation from the sides of the berm will be removed. This was a suggestion by Princeton Hydro and Mr. Hanson.

Attorney Tubman informed the board that the only relief that the applicant is requesting from the consultant's reports is the design of dry-wells at this time. This would be a meaningless exercise to perform now. The applicant should wait until the houses are designed and sited on the lots. The applicant is requesting to submit individual development plans. Ms. D'Amico testified that there was a list of lots that required the drywells. Mr. Hansen's recommendation was that the lots requiring dry-wells should be identified in the resolution.

Dr. Souza stated that in his March 17, 2010 letter it was clear that the location of the houses were subject to change. He is looking for the drywell details. These details are an important component to the overall functioning aspect of the stormwater system and how the applicant is going to meet in some capacity the recharge requirements and minimize the volume. Dr. Souza informed the board that in his latest report there were three fundamental items. First, the infiltration tests have come back and he is in agreement with the analysis. He stated that the basins will be over excavated to reach that permeable layer and then re-filled with select fill. This is similar to building a septic system. He referenced in his report the quality of that select fill. This will have to be inspected to make sure that it meets the same requirements that the engineer has factored into his design calculations. All of the items mentioned in his report are detailed oriented. The applicant must submit improved specifications regarding the seed mix that will be planted in the basin. The type of vegetation must be correct in order to have the basin function in the proper capacity.

**Additionally the submission of the drywell details must be submitted. The applicant agreed to comply with the conditions of Dr. Souza's report.**

**Mrs. Allen suggested some type of improvement should be made to Sophie Street in order to have the pedestrian access. Ms. Tubman answered that are wetlands that will need to be permitted. There is a General Permit #17 that is available to municipalities on public lands for pedestrian access. This would require Freshwater Wetlands General Permit and require a design. The applicant agreed to pay for the structure itself. The township would be responsible for the design, permitting and installation of the structure. If at the time the applicant comes in for final approval, and the township has not designed a structure, the applicant would ask that they not be required to bond if this structure is not going to be built. Mr. Hansen stated that there are certain things that have to be done to the existing Sophie Street, the pro rata share of the applicant, and the off track improvement have to be done by design before you can come up with that number. So this has to be designed before you meet all of the conditions of preliminary approval. The structure would only be required where there are wetlands, otherwise they could use gravel.**

**PUBLIC COMMENTS AND/OR QUESTIONS:**

**There were none.**

**Attorney Kimson read the following conditions into the record: the applicant shall revise the landscaping pursuant to professional request; the separate lot with the detention basin shall be owned by the homeowners association who shall be responsible for the maintenance; the open space lot shall be owned by the homeowners association and the applicant has the right to offer that to the municipality, however, the applicant will not permit it to be used for public access or recreation but for conservation purposes only; the fence and signage delineation by post and rail fence to delineate the open space; no street lighting is required; the riparian buffer must be noted in the lot deeds; Lot 54.05, 54.06, 54.07 shall retain as much vegetation as possible when the septic are installed; the applicant shall show Ridge Road improvement or the governing body may require payment in lieu of road improvements; the applicant shall show plantings on the perimeter of the basin consisting with a basin mix that is consistent with the NJDEP Stormwater Management manual; the final plot shall clarify Lots 54.03 and 54.02 with a solid line to delineate the Pearl Street line; the location of the drywells shall be shown at the time of lot development and the applicant is required to provide a detail of the drywell to the satisfaction of Dr. Souza; the applicant has agreed to pay for the walkway structure through the wetlands; the township shall install the structure and design same and be responsible for the permitting; subject to the board's professional review letters.**

**In addition Ms. Duffy wanted the record to reflect that since the application came in as a fully conforming application, the applicant was asked to redesign the layout and as a result have 6 variances and 1 diminimus exception for the width of Sophie Street. It is important that this is on the record. The application initially was submitted as a fully conforming**

application with no variances, and as the board's planner stated in his final report the current design represents a significant improvement over the more traditional layout previously submitted. The stream corridor is being left relatively undisturbed and the orientation of the proposed roadway provides a clear separation between the open and space and private lots along Sophie Street.

Mrs. Duffy made a motion to approve the application with the aforementioned conditions and reasons. Mr. Monaco seconded the motion and attested that he has read the transcript from the meeting that he was absent. Mrs. Flynn attested that she read the transcript and is eligible to vote.

**Roll Call:**

Mrs. Allen            aye  
Mr. Cook            aye  
Mrs. Duffy           aye  
Mr. Shamey          aye  
Mr. Klotz            aye  
Mr. Monaco          aye  
Mr. Smith            abstained  
Madam Chair Flynn aye

**I. NEW BUSINESS:**

Mrs. Flynn informed the board that some time ago the board discussed creating another sub-committee to work on the following ordinances: Cell towers – equipment shelter, road access, fencing; limit of disturbance/retaining wall – how much earth can be moved; signs; wind and solar power; FAR definition, ECHO unit procedure. John Barczyk, Michael Sullivan, Cheryl Filler, Betty Ann Fort, Marygrace Flynn, Julia Allen.

John Hansen and Steve Souza will also incorporate their comments into the draft ordinances. The first meeting of the sub-committee will take place on June 14, 2010, at 6:00 p.m. Everyone will be notified.

**J. ADJOURNMENT**

Mr. Cook made a motion to adjourn the meeting at 9:00 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz