

**READINGTON TOWNSHIP PLANNING BOARD**

**MINUTES**

**June 14, 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>present</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 7:45 p.m.</b>
<b>Madam Chair</b>	<b>present</b>

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

**C. APPROVAL OF MINUTES:**

**1. May 24, 2010 – Mr. Cook made a motion to approve the minutes. Mr. Klotz seconded the motion. Mr. Shamey abstained. Motion was carried with a vote of Ayes all, Nays none recorded.**

**D. CORRESPONDENCE: -**

**Regarding the letter from Anthony J. Serra, Esq., owner and attorney for Whitehouse Preparatory School, the board discussed having Michael Sullivan, Board's Planner inspect the site and then in turn give a recommendation to the board. This could be dealt with as a field change.**

**Mrs. Duffy made a motion to authorize Mr. Sullivan to perform a site inspection to determine if the trees were healthy or not and to report back to the board. Mrs. Filler seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**A letter will be forwarded to Mr. Serra informing him of the board's decision.**

**E. RESOLUTIONS:**

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

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

**Roll Call:**

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

2.     **Ridge Road Realty, LLC  
Preliminary Major Subdivision  
Block 38, Lots 54, 74, 75  
Pearl Street**

**This matter has been carried to June 28, 2010**

**F.     TECHNICAL REVIEW COMMITTEE:**

1.     **Solberg Aviation Company  
Preliminary Major Site Plan  
Block 56, Lots 3 & 6  
Action Date: June 28, 2010**

**Mrs. Filler stated that the application is incomplete at this time.**

**G.     OTHER BUSINESS:**

1.     **Voucher Approval**

**Mr. Monaco 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.     **Annual Hunterdon County Awards Program  
Sue Dziamara AICP/PP**

**Sue Dziamara AICP/PP stated that she is the Director of Planning for Hunterdon County. She spoke of the annual awards program. She reviewed the awards that Readington Township won over the years. Ms. Dziamara informed the board that this year they are seeking to recognize outstanding planning initiatives that are taking place throughout the county. This year a Youth and Planning Award has been added. They have received several applications from the Boy Scouts and Girl Scouts throughout the county.**

**Another new award that has been created this year is specifically for land use boards. They are looking for “forward thinking” boards. The award will be presented on October 28,**

**2010. All eligible projects should be completed or substantially completed by the end of 2010. Invitations will be mailed out in August. The nominations will be closed in September. In October, a press release will be circulated.**

Additionally, Ms. Dziamara informed the board about the Breakfast Talks. She reminded everyone that if they have an idea for a topic, to please let her know.

**H. NEW BUSINESS;**

**1. Capital Improvement  
Block 93, Lot 1**

John Klotz, Gerry Shamey, Julia Allen and Madam Chair Flynn recused themselves from participating in this application.

Vice Chairman Duffy resumed the meeting.

Sharon Dragan, Esq., stated that she is the attorney for the applicant, Readington Township. She testified that this is an application for capital review project exemption. The property is located at 14 Case Avenue, Three Bridges. It is located in the AR zone and consists of approximately 24 acres. The Township of Readington purchased the property a few weeks ago. The majority of the property will be placed in the Green Acres Preservation program under a Municipal Planning Incentive Grant. A portion of the property had to be divided off that contained the existing house and several structures. This consisted of .705 acre parcel. There is existing sewer and well on the site. A title search showed an existing 16 foot alleyway that the neighbors had use of for driveway purposes. Green Acres will not reimburse the township for this portion of the land. The township proposes to divide off a piece of property that is 20 feet in width and it will follow up to lot 74. Each neighbor will then have 10 feet of a driveway. This property will be owned in fee by the neighbors. Fencing will be installed to delineate the driveways. The shape of the property is such because the township wanted to capture all of the buildings that are on the property and leave the remainder of the property free of any structures.

This matter has been referred to the Planning Board for the purpose of recommendations only.

Mr. Monaco stated that it appears to be an appropriate subdivision under the circumstances.

Mr. Monaco made a motion support the capital improvement. Mrs. Filler seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

**I. PUBLIC HEARING:**

- 1 Ferreira Construction Company, Inc.  
B. 39, L. 61.04  
Amended Major Site Plan**

Michael O'Grodnick, Esq., from the law firm of Mauro Savo, stated that he represents the applicant. This application is for the installation of a 23' x 11' generator pad. The generator would be used for emergency purposes only. The variance that the applicant is requesting is for an increase in impervious surface. Currently the property has 30% impervious coverage and they are increasing that to 30.0008%, or 253 sf.

Attorney Kimson swore in the Mr. Hill, [Michael Seelman, PE](#), and the board's professionals Michael Sullivan and Kevin Smith. (John Hansen had a conflict with this application and therefore Mr. Smith participated as alternate engineer.)

Mr. Hill testified that when the original site plan was approved on lot 61.04, it did not include a location for an emergency generator for the building. This is the same building that is 100% solar. The generator would help support the solar in case of a black out.

Exhibit A-1 – Ferreira Construction Company, Inc. amended major site plan for generator pad, dated 3-25-10.

Mr. Hill stated that the proposed generator pad would be placed in an area that is currently curbed out on the northwest side of the building. The generator will be enclosed within a noise suppression area. The panels have already been installed. Regarding the professional reports from the board, the only issue had to do with the generation of noise and whether or not it met the local and state requirements for noise reduction by the time it reached the property line. The distance to the property line is 290 feet. The DBA reading would be 47 which would be below the night time level for noise.

Other than the periodic testing, the generator will only run in a situation when there is no power. Right now they are scheduled to test the generator several times a month or as much as once a week. The generator will run for approximately 1 hour. The test times would take place between 8:00 a.m. to 3:00 p.m. The generator is powered by propane gas.

A-2 Sketch showing the drop in DBA level based upon the noise generation

Michael Seelman stated that when the power goes out, the solar goes out too. It requires AC power to run the system. This is the reason for the emergency generator.

**PUBLIC COMMENTS:**

There were no comments from the public.

Mr. Klotz made a motion to approve the application. Mrs. Filler seconded the motion.

Roll call:

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

The board took a five minute break.

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

Susan Ahern, the board's professionals and Diane Clapp were sworn. She stated that the unit is for her mother-in-law. They are planning to have the ECHO unit placed in their backyard. The property consists of approximately 3 ½ acres. She stated that her mother-in-law is 79 years and is independent, but not getting around very well so they need the ECHO unit.

Mr. Sullivan stated that he had visited the site. The unit will be placed on the property without removing trees. Mrs. Ahern testified that was correct. She added that the septic is in the process of being replaced. They are currently before the Readington Township Board of Health. The new septic will be constructed prior to the unit being installed on the property. Mrs. Ahern stated that her intention was to comply with the building setbacks.

Mrs. Flynn was concerned about access to the unit in case of an emergency. Mrs. Ahern answered that there is an area large enough for emergency vehicles to access the unit.

Mr. Hansen testified that regarding his report dated June 10, 2010; the unit should be removed when it is no longer needed. If the board approves the application, the applicant should submit copies of plans so that they can be executed by the engineer, chairman and secretary.

**PUBLIC COMMENTS:**

There were no comments or questions from the public.

Mr. Smith made a motion to approve the application. Mrs. Filler seconded the motion.

**Roll call:**

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

3.     **Fallone Properties, LLC**  
      **B. 36, L. 49**  
      **Phasing Plan Application – carried to June 28, 2010**

Madam Chair announced that this matter has been carried to June 28, 2010. No further notice will be given to the public.

**J.                    ADJOURNMENT**

Mr. Cook made a motion to adjourn the meeting at 8:30 p.m. Mrs. Duffy seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

**Respectfully submitted,**

**Linda A. Jacukowicz**