

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES**

**August 23, 2010**

- A. Vice Chairman Duffy 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 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>absent</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>

**Valerie Kimson, Esq., Mason, Griffin & Pierson**

**B. APPROVAL OF MINUTES:**

- 1. July 26, 2010 - Mrs. Filler made a motion to approve the minutes. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none.**

**C. CORRESPONDENCE:**

**Mrs. Filler wanted clarification that the Tannery Row solar panels had been nominated for a Hunterdon County Planning Board Design Award. The board acknowledged that the property owner had received an award a few years ago.**

**Additionally, there was discussion about the LOI review. They decided that at the time of a public hearing, they could question the LOI if they felt it was inadequate.**

**D. RESOLUTIONS:**

- 1. Fallon Properties, LLC  
B. 36, L. 49  
Phasing Plan Application –**

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

**Roll Call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>

Mr. Klotz                    aye  
Mr. Monaco                aye  
Madam Chair Duffy aye

2.                    Somerville Associates c/o Walmart Stores, Inc.  
                         3572 Route 22 West  
                         Block 14, lot 49  
                         Minor Site Plan

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

**Roll Call:**

Mrs. Allen                aye  
Mr. Cook                 aye  
Mrs. Filler               aye  
Mr. Monaco               aye  
Madam Chair Duffy aye

**E.      TECHNICAL REVIEW COMMITTEE:**

None

**F.      OLD BUSINESS:**

1.      Kay-Moller Lot Line Adjustment  
         Consent for extension to perfect deeds

Mrs. Filler made a motion to grant a 30 day extension to the approval. Mr. Monaco seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

**G.      NEW BUSINESS:**

1.      Review of the Capital Review Project  
         B. 94, L. 17 and p/o Block 94, L. 16.03

Julia Allen recused herself from hearing the application and stepped down from the dais.

Sharon Dragan, Esq., stated that she is the attorney for Readington Township Committee. She testified that this review is allowed pursuant to

the Land Use Ordinance Section 148 120.1. The township owns a piece of property that was originally purchased from Toll Brothers in October of last year. The plan is entitled “Lot line adjustment for Readington Township”. Block 94, lot 17 that consists of approximately a 28.755 acre parcel. The governing body is requesting a strip of land. Block 94 Lot 19 was purchased by the township and has been deed restricted for farmland preservation and will be enrolled into the county program. Block 94, L. 17 has also been enrolled into the farmland preservation program. The county approved that application contingent upon the township making it contiguous with Block 94, lot 19.

Ms. Dragan stated that Lot 16.03 currently consists of 6.553 acres net. When this is divided, they will be taking a piece of property that consists of .044 acres. It is comprised of a strip of land that is 15 feet by 125 feet, or point zero four, four acres. The owners of Lot 16.03 will still have 6 ½ acres. This is a tiny piece of property to link Lot 17 with Lot 19. This is a requirement that the township has to meet in order to obtain funding.

Madam Chair Duffy asked if there were any questions from the public.

There were none.

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

**Roll call:**

Mr. Cook                    aye  
Mrs. Filler                aye  
Mr. Klotz                  aye  
Mr. Monaco               aye  
Madam Chair Duffy aye

**H. OTHER BUSINESS:**

1. Voucher Approval – Mr. Cook made a motion to approve the vouchers. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*
2. Workshop sign ordinance – Mrs. Allen informed the board that the subcommittee started to work on the sign ordinance. The township received a petition from the business owners on Route 523 Main Street asking that the township hear their concerns relative to predominantly the temporary advertising in front of the stores. The Zoning Officer met with one merchant

so far. The outcome of that meeting will be deferred to the ordinance subcommittee.

Mr. Cook made an observation that there are some businesses throughout the township that are allowed to display merchandise outside of the business and other establishments are not allowed. He asked where is the justice. Mrs. Allen stated that this is the job of the ordinance subcommittee. They plan to review ordinances and decide whether or not they are doing what they were originally written to do.

3. Mr. Klotz informed the board of the following items:

The Open Space Advisory Board, Environmental Commission and the Township have become partners in the Central Jersey invasive species strike team. This is a partnership of several entities that was formed by the URWA Association and The Friends of the Hopewell Valley. Their focus is on the emergent invasive species in our area. As a result of their work, they have joined the Doris Duke Foundation and etc. The partners and environmental commissions of other municipalities are going to try to use volunteers and town resources to identify by GPS where the invasive species are located and place them on the Central Jersey Strike Team map to take steps to organize the irradiation of these plants. There are resources that can help with the project, for example grant money. The Planning Board previously talked about removing the invasive species that are growing in the Township's conservation easements, and the township owned open space. This organization will eventually hold educational seminars to help the residents in the community identify and know how to eradicate the invasive species in our area.

On a separate issue, Mr. Klotz informed the board that Maggie DiAversa has contacted the Open Space Advisory Commission and is affiliated with an organization identified as 350.org. This is a movement that is concerned about global warming. The number 350 corresponds to how much carbon dioxide should be/ or is in the upper level of the atmosphere. A global workday has been set for October 10, 2010 and they are looking for volunteers. He will report back to the board on a later date with an update.

I. ADJOURNMENT:

**Mr. Cook made a motion to adjourn. Mr. Monaco seconded the motion.**  
*Motion was carried with a vote of Ayes all, Nays none recorded.*

**Respectfully submitted,**

**Linda A. Jacukowicz**