

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES**

**December 13, 2010**

**A. Chairman Flynn called *the meeting to order at 7:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.**

**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>absent</b>
<b>Mr. Smith</b>	<b>absent</b>

**Michael Sullivan, Clark, Caton & Hintz  
Valerie Kimson, Esq., Mason, Griffin & Pierson**

**B. APPROVAL OF MINUTES:**

**1. October 25, 2010 Mr. Cook made a motion to approve the minutes. Mrs. Allen seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**C. CORRESPONDENCE:**

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

**D. RESOLUTIONS:**

**None**

**E. TECHNICAL REVIEW COMMITTEE:**

**1. Somerville Associates c/o Walmart Stores, Inc.  
3572 Route 22 West  
Block 14, lot 49  
Amended major site plan  
Action date: December 13, 2010**

**Mrs. Filler made a motion to recommend that this matter be deemed complete. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**F. OTHER BUSINESS:**

1. **Voucher Approval** Mr. Klotz made a motion approve the vouchers as submitted. Mrs. Filler seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*
  
2. **Ordinance Supplementing and amending volume II Chapter 148 to revise the regulations addressing the development of personal wireless Telecommunications facilities in order to reduce potential negative impacts.**

The board reviewed the ordinance and determined that it was not inconsistent with the Master Plan.

Mrs. Filler made a motion that the ordinance is not inconsistent with the Master Plan and recommended that it be forwarded to the governing body for adoption. Mrs. Duffy seconded the motion.

**Roll call:**

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

**G. NEW BUSINESS:**

1. **Pleasant Run, LLC  
Block 75, Lot 19  
Concept Plan**

Lloyd Tubman, Esq., of Archer & Greiner, stated that she is the attorney for the applicant. She informed the board that this is their second concept plan. They were before the board on February 22, 2010 and presented concept building elevations.

Peter McCabe, P.E., from the firm of Van Cleef Engineering Associates

presented the prior concept plan and the modified concept plan. He displayed to the board the original plan which consisted of a simple building footprint. The farm is located on Route 202, at the corner of Summer Road. The entire farm consists of approximately 80 plus acres.

Mr. McCabe indicated that the new site plan resulted from the comments made by the board members during the previous meeting. The building was moved back from the front yard. They meet all of the ordinance requirements with the new layout. Pursuant to the ordinance, only two parking spaces are required for a farm stand use. Additionally, two parking spaces are required for the employees. The applicant is proposing 46 parking spaces for their customers and two for employees. This is more reflective of a retail use.

Mr. Sullivan suggested that they should make use of the stormwater and integrate it into the site. Mr. McCabe testified that they will use the best management practices that they can implement. The board recommended that the applicant look into re-using the runoff. The parking spaces were excessive. The board asked that the number be reduced and parking be situated at the rear of the building. Ms. Tubman indicated that they would look into "banking" parking spaces. She wanted to make sure that they have sufficient parking spaces so that they submit one site plan application.

Ms. Tubman stated that if the board felt that an ordinance clarification is needed, she requested that the this message is delivered to the Township Committee. Ms. Tubman asked if Mr. Sullivan could let them know what board would have jurisdiction over the application. Mrs. Allen suggested a zoning interpretation might be in order. Mr. Sullivan volunteered that he could have an analysis by the end of January.

#### **H. OTHER BUSINESS:**

John Klotz distributed literature to the board on behalf of the Open Space Advisory Board and Parks Recreation. A map of the Pleasant Run Greenway" trail was recently completed. This literature is available at the municipal building. Additionally, he indicated that a grant application has been submitted to help improve the trail.

**I. ADJOURNMENT**

**Mr. Cook made a motion to adjourn at 9:10 p.m. Mrs. Filler seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.***

**Respectfully submitted,**

**Linda A. Jacukowicz**