

READINGTON TOWNSHIP PLANNING BOARD
MINUTES

August 22, 2011

Chairman Flynn called the meeting to order at 7:30 p.m. and announced that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

A. Attendance:

Mrs. Allen	present
Mr. Cook	present
Mrs. Duffy	present
Mrs. Filler	present
Mrs. Flynn	present
Mayor Gatti	present
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	present

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

B. APPROVAL OF MINUTES:

1. June 27, 2011 Mr. Klotz made a motion to approve the minutes. Mrs. Duffy seconded the motion. A ***Motion was carried with a vote of Ayes all, Nays none recorded.***

C. CORRESPONDENCE:

No comments.

D. RESOLUTIONS:

None

E OTHER BUSINESS:

1. Voucher Approval Mr. Klotz made a motion to approve the vouchers. Mrs. Duffy seconded the motion. A ***Motion was carried with a vote of Ayes all, Nays none recorded***
2. Rocco Paternostra

Amended Concept Review

Mr. Cook recused himself participating in this review and left the dais.

Robert Zederbaum, the engineer for the applicant, wanted to obtain clarification from the board before the plans are fully engineered. The original plan nearly complied with the township's regulations. However, at the last concept review, the planner gave some suggestions and the board agreed with those recommendations. The revised plan was forwarded to Mr. Hansen. Mr. Zederbaum was looking to get his support for a waiver from the RSIS requirement that requires that the road be crowned. They wanted to take the upper part of the road and have it slope from one side to the other so that they can capture stormwater. This would satisfy the board's requirements by reducing the pavement. Mr. Hansen's report indicated that he wanted a minimum of a 20 foot wide roadway. In addition, the fire chief indicated that he could not service the development if they didn't have a minimum 20 foot wide roadway. Mr. Zederbaum testified that they can meet Mr. Hansen's requirements, but they would have to go back to the original plan.

Mr. Hansen informed that board that a 20 foot wide roadway that the fire official has recommended is necessary due to getting the emergency vehicles up and down the road in all weather conditions, along with cars parked on the side of the road. The 18 foot wide road tends to breakup quicker than the 20 foot wide road. This is going to be a public road. Eventually it will be the townships responsibility to repair.

Mr. Sullivan stated that when he views the two concept plans, he feels that there could be a solution that falls in between the two plans. It may be that the roadway does not have to go all the way back to the open space area. There could be a substantial strip of the open space that comes out and doesn't require stormwater management methods.

The board discussed the pros and cons of the different road widths. It was determined to send a copy of the revised plan to the Open Space Advisory Board.

If the road was 18 foot wide and there was a standard cul-de-sac, the applicant would design with roadside swales on both sides and the stormwater would run to a collection system, and therefore there would be no sheeting over the roadway. An improved walkway should be installed through the open space, mowed area on either side, and split rail fencing installed to delineate the open space. The split rail fence would also be installed at the back of the individual lots.

Mr. Zederbaum informed the board that they will create another concept plan. This will be forwarded to Mr. Hansen for his comments.

The board took a 10 minute break.

F. PUBLIC HEARING:

1. Pleasant Run, LLC
Preliminary Major Site Plan
Route 202 @Summer Road
Action date: September 8, 2011

Lloyd Tubman, Esq., from Archer & Greiner, stated that she is the attorney for the applicant. The applicant is proposing a farm stand on Block 75, lot 19, on a portion of an 80 plus acre tract. The property is located at the intersection of Route 202 and Summer Road. The applicant appeared before the Planning Board on two occasions for a concept review. This is a formal application.

Attorney Kimson swore in the applicant's and board's professionals.

Mr. Paul Profeta addressed the board. He stated that he has placed ads in the national organic newspapers circulations and magazines. No one that he has spoken to indicated that this exists anywhere else in the country. He is envisioning for consumers to make a one stop visit to get local, sustainable, organic food. Both the livestock and the dairy will be grass fed. He testified that the concept reviews were helpful. He is trying to follow the board's suggestions. Mr. Profeta is proposing to have students visit the farm for educational tours. The barn will resemble an old barn. The two items that the board asked for that he could not provide was lighting on the building that would light up the parking lot. If they put the lighting on the building to cover the parking lot, it shines out onto Route 202, and could impair drivers. The other item was to make the slant of the roof more extreme. This would reduce the area for administration, and he would have to make the building larger, or higher. He testified that he is proposing to have Hardwick Barn Company construct his barn.

Exhibit A-1 – Photos of barns

Peter McCabe, P.E., of Van Cleef Engineers, stated that he is licensed in the State of New Jersey.

Mr. McCabe testified that the property is in the AR zone located along Route 202, at the intersection of Route 202 and Summer Road. The lot is comprised of 80.74 acres. The applicant is proposing the construction of a farm stand that would consist of 12,000 square feet.

Exhibit A- 2 – Colored rendering of the detailed site plan identified as sheet 2 of 11.

Mr. McCabe stated that the parking lot is located adjacent to the perimeter of the building and a circular drive will be installed to access the parking area. They are proposing 37 parking spaces, and in addition they are proposing to bank 32 parking spaces. The driveway is a "two-way" driveway. It is 22 foot wide. The height of the building will be 30.5 feet. They have a dumpster area designated. There is a generator and transformer pad at the rear of the site. The site will be served by a septic system. Currently, the applicant is before the Board of Health. Ms. Tubman stated that she did attend the Board of Health meeting and

there is a question as to whether or not they will approve the septic system or will authorize its professionals to allow a treatment works approval from NJDEP.

In Mr. Sullivan's review letter he indicated that they should install a concrete pad at the transition between the asphalt and farm lane and the applicant agrees.

Mr. McCabe described the stormwater management system. In terms of recharge, the applicant is achieving the requirement to match a pre-existing recharge condition. The applicant proposes to use rain barrels. Mr. McCabe testified that he will work with Dr. Souza and Mr. Hansen to obtain a technically conforming stormwater design.

Dr. Souza stated that he met with Mr. McCabe and Mr. Hansen at the technical review meetings. He informed the board that he is pleased with the changes that are being made.

Mr. Hansen asked if the stormwater management design will meet the letter of the ordinance or will the applicant need any waivers. Additionally, he wanted to know if the applicant was going to meet the township's water quality requirements. Mr. McCabe answered that they will not be seeking any waivers, and that they will meet the water quality requirement.

Mr. Sullivan's report indicates that curbing is required for the entire parking area. Mr. McCabe testified that the applicant is proposing to construct curbing along the perimeter of the parking area and the islands all along the interior of the lot. Mr. Hansen testified that he would support the waiver for the curb on the outside. The only question he had is the curbing around the delineation of the access coming into the site. This is an area that the board might want to have curbing installed. Dr. Souza wanted to clarify, that the interior curbing shown on the plan is a functional component of the stormwater management system. This is needed to direct the runoff into the porous pavement.

Regarding the landscaping, they are proposing to plant a number of canopy trees along the west side of the main drive that follows the existing farm lane. Then they are proposing to plant 3 canopy trees near the rear of the building, in the area of the bank parking spaces. There will be some smaller trees and shrubs in the parking islands. Mr. Sullivan stated that the applicant is required to screen the parking lot with a low screen. Mrs. Duffy was concerned about the trees, since they have solar panels on the roof. She suggested getting a tree plan from the solar manufacturer before obtaining a landscape plan.

Regarding signage, Mr. McCabe stated that the applicant is proposing a façade sign that reads, "Profeta Farm Stand, Fresh Local, All Natural. This is the same language that they are proposing for a ground mounted sign with the message on either side. This will be 5 feet high and 10 feet wide.

Mrs. Duffy suggested a sliding barn door. Mr. Monaco agreed with Mrs. Duffy's suggestion.

Mr. McCabe stated that they are proposing 6 light posts that will be installed in the landscape islands. Additionally they will install under canopy lighting that will light the sidewalks. The applicant did not want to install the sidewalk along the frontage to Route 202.

Charles P. Dietz, managing member of the Dietz Partnership LLC, located in East Hanover, NJ. He stated that he is a licensed architect in the State of New Jersey for the last 23 years.

Exhibit A-3 Rendering of the current building design
Exhibit A-4 Rendering of the prior concept of the building design.

Mr. Dietz compared the rendering from the concept review and the architectural rendering for the hearing. There is a reduction of the number of windows. Concerning Mrs. Duffy's comment regarding the sliding barn door, Mr. Dietz stated that the original design had barn doors, but would be non-functioning doors. The building code would not allow this design.

Mr. Dietz stated that they are proposing a hardy panel vertical siding, red in color. They would be willing to take the vertical siding on the one story building and changing it to a horizontal siding on the second building to give some variation. They are proposing the active, double hung windows. They introduced the solar panels. A solar consultant will work with the applicant; this was not on the original design. There is a shady area underneath the overhang which provides the ten foot wide sidewalk with the lower gable roof. Since the orientation has changed slightly, on the rear elevation they are proposing to add dormers. On some of the existing barns in Readington Township they have a goose-neck lighting fixture mounted to the façade. The applicant is proposing to place these fixtures on the poles, over doorways and to light signs too. They are also proposing to add decorative fixtures that will provide general lighting along the sidewalk area for the patrons and security lighting in the evening.

In Mr. Hansen's report, he listed the function of the mechanical fixtures. They will work with Mr. Profeta's barn builder to perfect this equipment. They will have a system of continuous gutters across all of the different roof levels with vertical down spouts. The gutters will tie into as many rain barrels as possible. The remainder will tie into the stormwater system that surrounds the building.

Mr. Dietz stated he has addressed all of the Environmental Commission concerns. There will be low water use type toilet and waterless urinal systems. They will continue to compost all of the wet products from the building. Additionally, Mr. Dietz stated they have addressed the concerns in the Princeton Hydro letter. The only comment that they would be apprehensive about in Mr. Sullivan's report, is the dumpster enclosure. The applicant recommends a board on board fence to match the style of the siding, and Mr. Sullivan suggests a masonry structure. Mr. Dietz stated that 2 of the 3 walls could be masonry, but they propose wood doors to close the structure. Regarding the windows, Mr. Dietz testified that the "true divided light windows" are cost prohibitive. They recommend using a system that has installed dividers in between the glass or the snap on features inside of the window.

Exhibit A-5 rendering showing roofline

Mr. Dietz testified that they will solve the differential in the roof lines. He stated that he has observed barns in Pennsylvania where they have white-washed façade signs on the roof. Mr.

Dietz stated that he will work with his client to have pedestrian egress and ingress and still have a large barn door on the lower level. Also, it was suggested that the size of the cupola be shortened. The two buildings will have two different types of foundations.

PUBLIC COMMENTS/QUESTIONS:

There were no comments.

Mr. Monaco stated that since the lot is so large, he would like to see the parking lot side yard be 15 feet. He suggested relying on the Mr. Sullivan's determination regarding lighting and landscaping. Also, it was determined to have the parking stall width be 10 feet.

Dr. Souza wanted to have consideration given to the septic line coming out of the building. He suggested relocating it.

Attorney Tubman wanted direction from the board regarding signage. She referred to the free standing sign by the road. The sign on either side of the structure is not permitted in this zone. The board will waive that requirement. The applicant is proposing one free standing two sided sign.

Mrs. Filler suggested that the sign be labeled, "Profeta Farm Stand". Madam Chair Flynn requested that the street number also be listed on the sign. The sign will be limited to 3 colors, barn red, white and black, ground lit only. The sign shall not exceed 50 square feet. The vehicular traffic will be one way to drive into the parking lot and one way drive out. The screening of the parking lot will be subject to the board's planner review. The applicant will install a pedestrian door on the barn. Additionally the applicant is not disturbing any property near the stream. The applicant is not proposing to plant a 50 foot wide buffer on either side of the stream since this is for farming purposes. Dr. Souza wanted to clarify, that he was referring to the maintenance of the 50 foot buffer. The applicant agreed to have a buffer of 20 feet to remain in the natural state. The application is subject to the applicable developer's fee at the time of the issuance of a certificate of occupancy.

PUBLIC COMMENTS/QUESTION:

No comments or questions.

Mrs. Duffy made a motion to approve the application for preliminary approval subject to the aforementioned conditions. Mr. Smith seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mayor Gatti	aye

Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

G. ADJOURNMENT:

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

Respectfully submitted,

Linda A. Jacukowicz