

READINGTON TOWNSHIP PLANNING BOARD  
MINUTES

September 26, 2011

Vice Chairman Duffy 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	absent
Mayor Gatti	present
Mr. Klotz	present
Mr. Monaco	absent
Mr. Smith	absent

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

B. APPROVAL OF MINUTES:

1. September 12, 2011 Mr. Cook made a motion to approve the minutes. Mr. Klotz seconded the motion. A ***Motion was carried with a vote of Ayes all, Nays none recorded.***

C. CORRESPONDENCE:

No comments regarding the correspondence.

D. RESOLUTIONS:

None

E. TECHNICAL REVIEW COMMITTEE:

1. Fallone Properties, LLC  
19 Whitehouse Ave.  
B. 31, L. 37  
Preliminary Major Subdivision  
Action date: October 6, 2011

The TRC determined that the Preliminary Major Subdivision application remains incomplete.

F. OTHER BUSINESS:

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

G. PUBLIC HEARING:

1. Country Classics Legacy @ Readington, LLC  
Route 22 Eastbound  
Block 36, L. 93, 94 & 95  
Amended Final Major Site Plan  
Action date: October 14, 2011

Michael O'Grodnick, Esq., stated that he is with the firm of Mauro, Savo and Camerino located in Somerville, New Jersey. He testified that he is the attorney for the applicant. He stated that they are seeking approval for an amended major site plan to construct a 320 square foot patio and approximately 900 square foot fence. This will be located adjacent to a walking path and to add some plantings and seeding. This is a senior facility located on Route 22 East. The project was initially approved in 2003. It consists of two condominium units, totaling 51 age restricted units. Building One is completely built and 25 out of the 26 units are sold. They have 5 building units sold in Building Two.

Pete McCabe, from Van Cleef Engineering is the project engineer. Additionally Scott Van Cleef is present this evening and is the vice president of Country Classics. The professional reports were reviewed. The applicant has re-submitted a copy of the site plan that shows the flow of the pathway in more detail.

Exhibit A-1 Country Garden and Patio plan

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

Mr. McCabe outlined the location of the buildings on the site. He stated that there is a walking path located at the rear of the site. The applicant's proposal is to locate the patio near the beginning of the walking path which is the loop around the detention basin. This will be a 320 square foot brick paver patio. The applicant is proposing to construct a garden area that will be fenced in with a 6 foot high fence. The plan is for it to be a black aluminum painted fence. There is already an approved landscape plan. This will not be altered however they are proposing to move relocate some of the plantings in order to accommodate the location of the country garden and the patio. Based upon Mr. Sullivan's comments, the applicant recognizes that they should move some of the trees in order to prevent shading in the garden. The amount of

the additional impervious coverage is diminimus in terms of contributing to the overall pervious coverage on the site.

Exhibit A-2 colored rendering of fence

Vice Chairman Duffy wanted to know what was going to be in the garden. Did the applicant plan on allowing the residents to have a small garden or was this for flowers.

Mr. Van Cleef answered that it will be garden space that will be made available for the residents.

Vice Chairman Duffy stated that the fence will have to be more substantial than what was proposed on Exhibit A-2. The board was in agreement that the fence should be at least 5-6 feet tall, consisting of wire mesh. There should board inserted to support the fence. Mr. McCabe answered that they will provide a fence less than 7 feet high, no barb wire, and it will be aesthetically pleasing and functional.

Mr. Van Cleef stated that they may also include a 10 by 10 foot shed for garden tools, and seasonal patio equipment.

Mr. Hansen stated that regarding his letter that the 12 banked parking stalls were given approval by the previous township engineer. He recommended that if the board approves the application that items 3 and 4 of his letter be incorporated into the resolution, including signature block and any other applicable conditions.

Mr. Sullivan stated that regarding his report he recommended that any approval should be conditioned upon compliance with the outstanding conditions in his report. The exposure of the sunlight to the garden will require that the arrangement of the garden, patio and shed be rearranged. In addition, they have to make sure that there is positive drainage on the patio slab.

Mr. O'Grodnick wanted to confirm that the shed should be 10 feet by 10 feet in size. Mr. Sullivan agreed that this size would be acceptable. Mr. Van Cleef testified that there is also an extra garage available for storage. Or in the alternative a 200 square foot shed if needed. The board agreed since the addition of this size shed would not impact the impervious coverage maximums.

**PUBLIC COMMENTS:**

There were no comments from the public.

Mr. Cook made a motion to approve the application. Mayor Gatti seconded the motion.

**Roll Call:**

Mrs. Allen	aye
Mr. Cook	aye

Mrs. Filler                    aye  
Mayor Gatti                   aye  
Mr. Klotz                     aye  
Vice Chairman Duffy aye

H.      ADJOURNMENT:

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

Respectfully submitted,

Linda A. Jacukowicz