

READINGTON TOWNSHIP PLANNING BOARD
MINUTES
February 14, 2012

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:

Mrs. Allen	present
Mr. Cook	present
Mrs. Duffy	present
Mrs. Filler	absent
Mrs. Flynn	present
Mr. Gatti	present - left @7:40 p.m.
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	present – arrived @ 7:55 p.m.

Valerie Kimson, Esq., Mason, Griffin & Pierson

C. SWEAR IN NEW MEMBER

Frank Gatti Class I for a one year term was sworn.

D. APPROVAL OF MINUTES:

1. January 9, 2012

Mrs. Duffy made a motion to approve the minutes as submitted. Mrs. Allen seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

E. CORRESPONDENCE:

John Klotz questioned why the Planning Board received correspondence regarding a treatment works approval. Julia Allen stated that they are required to notify the Planning Board. This was turned down at the Board of Health and now the NJDEP retains jurisdiction.

F. RESOLUTIONS:

1. Professional Services Resolution – carried to next meeting.

Eligible to vote: Allen, Cook, Filler, Klotz, Monaco, Smith, Madam Chair

G. OTHER BUSINESS:

1. Voucher Approval

Mr. Klotz made a motion to approve the vouchers as submitted. Mrs. Allen seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

H. INFORMAL REVIEW:

Julia Allen and Frank Gatti recused themselves from this application.

1. Township of Readington
Capital Improvement
Block 39, L. 49 &
Block 40, L. 2

Julia Allen stated that she is a Township Committee member. She does serve on the Planning Board but she is not participating in that capacity appearing before the board.

The owner of the property, Mr. Ted Peters, received approval for federal funding. They are approaching the deadline which is in March. Mrs. Allen stated that in 2008, the township came before the Planning Board and disclosed that they were under contract to purchase Mr. Peter's farm. The purchase was contingent upon a subdivision of lots. One lot was to be located on Smith Branch Road and another lot Chambers Brook Road that is identified as Lot 49.19. Lot 49.18 was part of the Estate of Carol Sunderoff. Mr. Peter's purchased Lot 49.18 and merged it with Lot 49 and now three acres of that lot will be subdivided as a standalone lot. The balance lot will be placed in preservation. Lot identified as 49.12 is a 6 acre severable exception. This area has the historic house, barn and garage. The property owner wanted to have the house and barn situate on a severable lot. The State and County were in agreement. Some of the most threatened historic structures tend to be located on preserved farms. Typically, buyers will purchase the preserved farms for the acreage, and demolish the buildings in order to construct a large house. The future of the historic structures is safer located on the 6 acre lot.

Mrs. Allen stated that in summary the farmland preservation lot becomes Block 39, lot 49 and a severable exception Lot 49.12. Lot 49.18 will be divided off before the closing. The deed will be recorded prior to the closing. This is so that the county will not have to be financially responsible for the bridge maintenance easement. But if they carry this tract intact to closing, they will have to pay the property owner for the bridge maintenance easement.

In closing, the farm will be preserved using Federal, County and State money, except for the soft costs which will be incurred by the township. The County has to close on the property in March, or they will lose their Federal Funding.

I. RESOLUTION:

1. Township of Readington
Capital Improvement
Block 39, L. 49 &
Block 40, L. 2

Mrs. Duffy approved the resolution for capital improvement for Block 39, Lot 49 and Lot 40, Lot 2. Mr. Klotz seconded the motion.

Roll call:

Mr. Cook	aye
Mrs. Duffy	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	abstain
Madam Chair	aye

J. OTHER BUSINESS:

1. 2012 Parks & Recreation Trail Grant

Mr. Klotz informed everyone that the deadline for this grant is February 15, 2012. The grant will support improvements to Summer Road Park, and allow for improvements for future trails.

Mrs. Duffy made a motion to recommend that the board write a letter in support of the grant application. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

K. EXECUTIVE SESSION:

Mr. Cook made a motion to enter executive session at 8:00 p.m. Mrs. Duffy seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

RESOLUTION

(Open Public Meetings Act – Executive Session)

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Readington, County of Hunterdon, State of New Jersey, as follows:

The public shall be excluded from discussion of the hereinafter specified subject matters.

The general nature of the subject matter to be discussed is as follows:

1. Ongoing litigation - Hassan Nahvi
2. It is anticipated at this time that the contents of the above discussions will remain confidential.

This Resolution shall take effect immediately.

Certified to be a true copy of a Resolution adopted on February 14, 2012.

Linda Jacukowicz, Coordinator

Mr. Cook made a motion to enter open session at 8:10 p.m. Mrs. Duffy seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

Mrs. Duffy made a motion to reduce Princeton Hydro's Invoice Number 0018496 dated July 26, 2011 in the amount of 20%. The amount should be reduced from \$2,086.00 to \$1,668.80. Mr. Smith seconded the motion.

Roll call:

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

L. ADJOURNMENT

Mr. Cook made a motion to adjourn at 8:15 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz