

READINGTON TOWNSHIP PLANNING BOARD  
MINUTES

March 12, 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	absent
Mrs. Filler	present
Mrs. Flynn	present
Mr. Gatti	absent
Mr. Klotz	present – arrived at 7:45 p.m.
Mr. Monaco	present
Mr. Smith	present

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

C.

APPROVAL OF MINUTES:

1. February 14, 2012
2. February 14, 2012 Executive Session Mr. Cook made a motion to approve both sets of minutes. Mrs. Allen seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded. Cheryl Filler abstained.*

D. CORRESPONDENCE:

The letter from PSE&G was discussed. This is for maintenance on an existing gas line. Attorney Kimson will contact PSE&G. This matter will be carried to the next meeting for discussion.

Additionally the Planning Board requested that the correspondence from ADS regarding B. 64, L. 1 should be referred to the Administrator for distribution to the Board of Health.

E. RESOLUTIONS:

1. Professional Services Resolution

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye

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

F. TECHNICAL REVIEW COMMITTEE:

1.        Investors Savings Bank  
          Final Site Plan  
          Block 89, Lot 1  
          Action date: March 11, 2012
  
2.        Fallone Properties, LLC  
          19 Whitehouse Ave.  
          B. 31, L. 37  
          Preliminary Major Subdivision  
          Action date: March 17, 2012

Mr. Klotz reported that both applications were reviewed by the TRC. Their recommendation to the board is that both applications are complete.

Mrs. Allen made a motion to deem both applications complete. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*

G. OTHER BUSINESS:

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

H. PUBLIC HEARING:

1.        Investors Savings Bank  
          Final Site Plan  
          Block 89, Lot 1  
          Action date: March 11, 2012

Lloyd Tubman, Esq., from the firm of Archer & Greiner stated that she is the attorney for the applicant. She testified that this was a former bank building that was vacant. It was approved by this board with variances and conditions on May 24, 2010. The applicant has installed all of the improvements that were required. The final “as built” plans have been approved by John Hansen. The sign that identified as “now open” will be removed. There are no outstanding conditions. The bond in the amount of \$2,500 will be posted for landscaping. Plans will not be signed until the bonds are in place.

PUBLIC COMMENTS; There were no comments from the public.

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

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair Flynn	aye

I. OTHER BUSINESS:

Mr. Sullivan had a question on the Ashton property. The secretary will contact the township attorney if this matter has been completed.

Regarding the correspondence from Applied Water Management dated February 9, 2012 requesting a sewer service area revision, Mr. Sullivan stated that he was contacted by Wal-Mart. approximately one year regarding expanding the store. In order to do so, they would need an expansion of the waste water capacity an existing disposal system which may be malfunctioning. They have not shown any plans. There is a zoning issue. The AR zone wraps around the property. Mrs. Allen stated that the footprint of the building is not going to be increased. The garden center was going to be changed to a food court. Mr. Sullivan will obtain more details and bring back to the board.

This matter will be revisited on March 26, 2012

J. ADJOURNMENT

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

Respectfully submitted,

Linda A. Jacukowicz