

READINGTON TOWNSHIP PLANNING BOARD  
MINUTES

March 26, 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	present
Mrs. Flynn	present
Mr. Gatti	present – arrived at 7:40 p.m.
Mr. Klotz	present – arrived at 7:35 p.m.
Mr. Monaco	present
Mr. Smith	present

Valerie Kimson, Esq., Mason, Griffin & Pierson  
Beth McManus – Clark Caton & Hintz  
John Hansen, Ferriero Engineering, Inc.

C.

APPROVAL OF MINUTES:

1. March 12, 2012 - Mrs. Filler made a motion to approve the minutes. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

D. CORRESPONDENCE:

No comments regarding the correspondence.

E. RESOLUTIONS:

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

Mrs. Allen made a motion to approve the resolution. Mrs. Filler seconded the motion.

Roll call:

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

F. TECHNICAL REVIEW COMMITTEE:

1. Ridge Road Realty, LLC  
B. 38, L. 54.11, 54.12 & 54.02  
(formerly lots 54, 74 & 75)  
11 Pearl Street  
Action Date: April 13, 2012

Mr. Cook reported that the TRC determined the application was complete.

Mr. Cook made a motion to deem the application complete. Mrs. Filler seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

G. OTHER BUSINESS:

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

H. PUBLIC HEARING:

1. Fallone Properties, LLC  
B. 31, L. 37  
19 Whitehouse Ave.  
Preliminary Major Subdivision

Madam Chair Flynn announced that this matter would be carried without further notice to April 23, 2012 Planning Board meeting, beginning at 7:30 p.m.

I. NEW BUSINESS:

1. State Plan Review

Mrs. Filler informed the board that the State Strategic Plan should require municipal endorsement of all the priority areas. The County agencies should be included as the mediator to provide a complete viewpoint of the Priority Investment Area and any changes.

Mrs. Filler made a motion that the board's comments be forwarded to the Township Committee for their approval. Mrs. Allen seconded the motion.

Roll call:

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

J. OTHER BUSINESS:

1. Readington Holdings (Whitehouse Plaza)  
Applied Water Management  
Request for Sewer Service Area Revision  
B. 14, L. 49

Lewis Goldshore, Esq., stated that he is the attorney for Readington Holdings. He addressed the board regarding his client's request for an expansion of the sewer service area.

The action that is driving this request for an expansion of the sewer service area is the revision of the wastewater management sewer service area. Mr. Monaco wanted to understand what the expansion is for at this point in time, and what is proposed for the future expansion. Mr. Goldshore answered that they will demonstrate what they are seeking.

Jerry Birmingham from National Realty & Development Corp. addressed the board. He stated that this process was started by an invitation they received from the County. During those discussions, they informed the County that they had a very old septic system and eventually it will have to be replaced. Wal-Mart, his tenant, would like to expand by 30,000 square feet. If this tenant left and the building had to be renovated, the replacement of the septic system would be a possibility in the future. The County came back to him and the mapping that was already proposed would restrict any renovation. He is requesting that the sewer service area be increased into the parking lot area.

Don Geddes, Managing Geologist for Applied Water Management informed the board that the original sewer service area that was adopted was in the “light yellow” area on the map. The proposed sewer service area was drawn and it is in the “orange” area on the map. He is requesting that the proposed map be incorporated into the new Wastewater Management Plan. This would include the parking lot and the currently cleared areas. The 16,000 gallons per day that was indicated in their most recent letter comes from the current building in addition to the 30,000 square feet that would be added under a concept plan. The NJDEP indicated that this area was drawn arbitrarily.

Mrs. Allen asked is the applicant is requesting that just the property that is in the B zone be extended to into sewer service area. Mr. Birmingham answered that they were not implying to have the sewer extended area go into the AR zone.

John Hansen testified that they are requesting a change in the geographical area. If they are held in to what the State requires, and if the building in the future is renovated, they are asking to expand outside of the footprint. If they wanted to expand beyond the 16,000 gallons a day, they would have to go back to the State for an amendment.

Ms. McManus was concerned about 160,000 square foot building parking. This is not just the location of the building or any access drives. They would have to go back to the board for approval.

Mr. Birmingham informed the board that eventually to accommodate the expansion; Wal-Mart would have to come to the board for a site plan. They would limit their request to expand the sewer service area to be only located in the B zone.

Cheryl Filler stated that if they reconfigured the wastewater treatment area then it might go outside the sewer service area. Mr. Birmingham stated that the waste disposal in the future will have to be redesigned it would run into the land. The mapping is specifically for where the sewer is generated from, not where the sewer goes. It would be a problem with zoning only.

To keep the sewer service area with the lease line in the B zone the board is in agreement and it would not exceed 16,000 gallons a day. This is not representing that the Planning Board concurs with any future redevelopment. Madam Chair was comfortable with those conditions.

Julia Allen made a motion to support Readington Holdings’ B. 14, L. 49 request to have the sewer service area revised with the following conditions. Ben Smith seconded the motion.

1. The total amount of gallonage allocation for the SSA on the parcel does not exceed 16,000 gallons per day.
2. The area to be included within the (amended) SSA shall be as shown on the Exhibit but shall include ONLY property located within the "B" Business zone, and shall not include any area within the AR zone. In the event the Exhibit included any area within the AR zone, the Board does not approve it, but only approves the area within the B zone.
3. Nothing herein shall be construed as Planning Board approval for any future site plan or variance applications or future development on site.

Roll call:

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

This will be forwarded to the Township Committee.

2. Update PSE&G pipeline maintenance of existing gas line-

Attorney Kimson informed the board that the utility company was making an application to the NJDEP for potential future expansion. This is to accommodate any existing right-of-way in case they would need the permit. This is done in advance of construction. John Hansen concurred that this is the protocol that the utility company performs.

K. ADJOURNMENT

Mrs. Filler made a motion to adjourn at 8:20 p.m. Mrs. Duffy seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz