

READINGTON TOWNSHIP PLANNING BOARD
MINUTES
August 13, 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
Mr. Monaco	absent
Mr. Smith	absent

Trishka Waterbury, Esq., Mason, Griffin & Pierson
Michael Sullivan – Clark Caton & Hintz
Steve Bolio, Ferriero Engineering, Inc.

C. APPROVAL OF MINUTES:

1. July 23, 2012 – Jerry Cook made a motion to approve the minutes. Julia Allen seconded the motion. All in favor, no nays recorded.

D. CORRESPONDENCE:

1. Letter from State of NJ regarding NJPDES Route 78 Office area – Tewksbury

Cheryl Filler made a motion to have the Planning Board send a letter to the State opposing the granting of this permit. Mr. Klotz seconded the motion. All in favor, no Nays recorded.

2. Memo from Vita Mekovetz regarding proposed public indoor & outdoor archery Park B. 15, L. 27

Julia Allen informed the board that this property is a wildlife management area. This is the northeast corner of the township. There is a proposal by the Fish and Wildlife to put an Olympic size indoor and outdoor complex on this wildlife area. The Township Committee voted to send a letter in opposition to the Fish and Wildlife Division. Readington Township had initiated the preservation of this site for open space. The building could be the size of one acre and a 200 parking lot. It would be a commercial recreational facility on State land. This was only intended for passive recreation. This is contrary to the Township's Master Plan.

Cheryl Filler made a motion to write a letter in opposition to the proposed public indoor outdoor community archery park on Block 15, Lot 27. Mr. Klotz seconded the motion. All in favor, no Nays recorded.

E. RESOLUTIONS: - None

F. TECHNICAL REVIEW COMMITTEE:

1. Ryland Inn
Preliminary/Final Major Site Plan
111 Old Route 28 – Whitehouse
B. 14, L. 29

John Klotz stated that the application was reviewed by the TRC. It was determined that the application remains incomplete.

G. OTHER BUSINESS:

1. Voucher Approval

Julia Allen made a motion to approve the vouchers as submitted. Jerry Cook seconded the motion. All in favor, No Nays recorded.

H. NEW BUSINESS:

1. Hunterdon County Municipal Grants Program
Fee Acquisition for B. 63, L. 66 & 68

Julia Allen stated that these are two small wood lots located on Round Mountain. They're accessed by deeded rights of way. The lots have been offered to Readington Township as open space. The township has negotiated with the owners of the property and has applied for a cooperative grant that is under the Hunterdon County Open Space Trust Fund. To attach to that application they are asking for support. The lots are contiguous with each other. Both lots are surrounded by open space. They are key pieces of property for open space.

John Klotz stated that the Open Space Advisory Committee has recommended that they be purchased. The lots are accessed through the township's Open Space property. The township has to maintain and upgrade the access to the lots. They are harvesting wood off of the lots. He stated that they would like to see this added to the preservation of Round Mountain.

Cheryl Filler made a motion to write a letter in support for the fee acquisition of lots 66 and 68, Block 63. Jerry Cook seconded the motion

Roll call

Mrs. Allen	aye
Mr. Cook	aye
Mr. Klotz	aye

Mrs. Filler aye
Madam Chair aye

I. PUBLIC HEARING:

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

Lloyd Tubman, Esq., stated that she is the attorney for the applicant. The review letter from Clark Caton & Hintz had only one issue which was the species of the evergreen trees and the applicant will comply with their recommendations. Dr. Souza had no concerns. All of the issues that he was concerned about were removed after the reduction to the lots and the revision to the drainage. Ferriero Engineering's letter dated August 10, 2012 dealing with item number 9 which speaks about the terms and conditions of a developer's agreement is not applicable to this subdivision since there are no public improvements. The applicant will need a homeowners association to manage the open space. Regarding number 12 of Mr. Hansen's August 10, 2012 report, prior to any issuance of any Certificate of Occupancy, a final as built drawing showing all improvements must be provided. The individual lot as built drawing is required, not the entire project. This would not be available until the last lot is completed. The applicant is requesting that the "as-built" drawings prior to the issuance of a certificate of occupancy be lifted.

James Mantz wanted to clarify the detention basin. This is a bio-retention bed. Dr. Souza previously required that the bio retention planting bed not be planted until the houses were completed. Mr. Bolio stated that it would be acceptable to have individual lot development plans before construction begins. The applicant will comply with the letter from Ferriero exception for item number 9.

PUBLIC COMMENTS:

There were no comments from the public, board or professionals.

Cheryl Filler made a motion to approve the final major subdivision. Jerry cook seconded.

Roll call:

Mrs. Allen aye
Mr. Cook aye
Mr. Klotz aye
Mrs. Filler aye
Madam Chair aye

J. OTHER BUSINESS _ Julia Allen stated that the alternative energy sources ordinance was not introduced by the Township Committee. The subcommittee stated that one of the items was the use of wind turbines. Cheryl Filler recommended that this proposed ordinance be forwarded to our noise expert specifically for his opinion of the DBA level.

K. ADJOURNMENT:

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

Respectfully submitted,

Linda A. Jacukowicz