

READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
September 10, 2012

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

Valerie Kimson, Esq., Mason, Griffin & Pierson  
Kendra Lelie – Clark Caton & Hintz

C. APPROVAL OF MINUTES:

1. August 13, 2012 – Cheryl Filler made a motion to approve the minutes as amended. Jerry Cook seconded the motion. All in favor, no Nays recorded.

D. CORRESPONDENCE:

There were no comments from the board regarding the correspondence.

E. RESOLUTIONS: -

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

Mr. Klotz made a motion to approve the resolution. Mr. Cook seconded the motion.

Roll call:

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

F. TECHNICAL REVIEW COMMITTEE:

1. Ryland Inn  
Preliminary /Final Major Site Plan  
111 Old Route 28 – Whitehouse

Mr. Klotz made a motion to deem the application complete. Mrs. Filler seconded the motion. All in favor, No Nays recorded.

G. OTHER BUSINESS:

1. Voucher Approval

Mrs. Allen made a motion to approve the vouchers as submitted. Mr. Klotz seconded the motion. All in favor, No Nays recorded.

H. NEW BUSINESS:

1. Ordinance amendment  
ROM-2 Zone

Mrs. Allen made a motion that the above referenced ordinance is not inconsistent with the Master Plan. Mr. Klotz seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mr. Klotz	aye
Mrs. Filler	aye
Vice Chairperson Duffy	aye

2. Solar/Renewable Energy Facilities Ordinance

Mrs. Filler stated that comments were received from the noise expert. Based upon his comments she recommended that the 40 DBA be changed to 37 DBA. The board took her recommendation under advisement; however, the board recommended that it be returned to the committee as written.

Mr. Klotz made a motion that the ordinance is not inconsistent with the Master Plan. Mrs. Allen seconded the motion.

Mrs. Allen	aye
Mr. Cook	aye
Mr. Klotz	aye
Mrs. Filler	nay
Vice Chairperson Duffy	aye

I. PUBLIC HEARING:

1. Renda Ridge Road Realty –  
Sophie Street Pedestrian Walkway  
Amended Final Subdivision approval  
B. 38, L. 54, 74 & 75  
(Memo from Township Committee dated June 18, 2012)

Vice Chairman Duffy read the June 18, 2012 memo into the record. Basically the Township Committee is recommending that the Planning Board reconsider the requirement of the walkway that was previously approved.

Lloyd Tubman, Esq., stated that she is the attorney for the applicant. She stated that the pedestrian bridge was attached to the site plan approval with a condition that the applicants provide materials only for the bridge. This would be a Township's obligation to maintain. Ms. Tubman stated that she appeared before the Township Committee in January. There was a cost of \$30,000 for materials and the township did not feel this would be a benefit to the township. The applicant is before the Planning Board to remove this condition from the original approval.

PUBLIC COMMENTS/QUESTIONS:

There were no comments/questions.

Cheryl filler made a motion to remove the condition requiring the applicant to install a pedestrian bridge. John Klotz seconded the motion

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mr. Klotz	aye
Mrs. Filler	aye
Vice Chairperson Duffy	aye

J. 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