READINGTON TOWNSHIP PLANNING BOARD
MINUTES
October 22, 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	absent
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	absent

Valerie Kimson, Esq., Mason, Griffin & Pierson
Michael Sullivan – Clark Caton & Hintz
John Hansen, Ferriero Engineering, Inc.
Stephen Souza, Princeton Hydro
Harold Maltz, Hamal Engineering Associates

C. APPROVAL OF MINUTES:

1. September 10, 2012 – Elizabeth Duffy made a motion to approve the minutes. John Klotz seconded the motion. All in favor, no Nays recorded.

D. CORRESPONDENCE:

There were no comments from the board regarding the correspondence.

E. RESOLUTIONS: -

1. Renda Ridge Road Realty –
   Sophie Street Pedestrian Walkway
   Amended Final Subdivision approval
   B. 38, L. 54, 74 & 75

Elizabeth Duffy made a motion to approve the resolution. Julia Allen seconded the motion.

Roll Call:

Julia Allen	aye
Jerry Cook	aye
Elizabeth Duffy	aye
John Klotz	aye

F. TECHNICAL REVIEW COMMITTEE:

1. Rocco Paternostro
Block 36, L. 7
Preliminary Major Subdivision
Action date: September 30, 2012

John Klotz made a motion to deem the application complete. Julia Allen seconded the motion. All in favor, no Nays recorded.

G. OTHER BUSINESS:

1. Voucher Approval –

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

H. PUBLIC HEARING:

1. Ryland Inn
Preliminary /Final Major Site Plan
111 Old Route 28 – Whitehouse
Action date: October 25, 2012

The board and applicant's professionals were sworn.

Jay B. Bohn, Esq., stated that he is the attorney for the applicant.

Exhibits:

A-1 Copy of colored site plan revised through 9/25/12
A-2 Photograph of the restaurant

Frank Cretella stated that he and his wife Jeanne Cretella are the applicants. In order to be successful, he knew that he had to add other elements to the Ryland Inn site. He has a history of running successful facilities. He is proposing to add 2 additional catering halls separate from the restaurant. In total, there is a 6,000 square foot addition event space.

A-3 Elevation of the addition.

Mr. Cretella described the proposed addition to the board. The façade was altered after meeting with Mr. Sullivan's office. They have changed the windows to obtain additional lighting. He stated that they made changes to the shape of the garden and patio area. There are large trees that they are going to try to conserve. This is the first phase of their plan. They are proposing to install a second entrance and build another structure located behind the main building. This building will have a stone silo. This would be identified as a "rustic barn" but with a modern twist. They wanted to keep the buildings located along the roadway. They are proposing to

renovate the existing houses. The two old barns are going to be saved and connected so that they become one space. This will be utilized for conferences and classes during the week. The last piece will be located behind the houses which consist of a 40 room hotel. Mr. Cretella testified that he wanted to create a campus. The last structure is a hydroponic garden 30' x 90'. In addition the small stone building will also be renovated.

Mrs. Flynn asked if the produce will be used solely for the restaurant. Mr. Cretella answered that he would try to keep the produce for the business.

A-3 colored rendering

A-4 side elevation of hotel

A-5 hydro garden

A-6 – Hotel

Mr. Cretella stated that out of the nine buildings on the site, the smallest building located near the Ryland Inn will be removed.

Chairman Flynn recommended that the board perform a site visit. This will be scheduled at a later time.

In addition, Chairman Flynn wanted to know the recommendations that were offered by the Readington Township Historic Commission. Mr. Cretella answered that he is planning to arrange for a new date to go before the Readington Township Historic Commission.

Mr. Sullivan wanted to point out that the applicant is proposing a cistern system to help with the water supply for the greenhouse.

Harold Maltz asked if the conference center is completely independent from the hotel and not dependent on the hotel. Mr. Cretella answered that it is the same ownership and management and is not dependent on the hotel.

Mr. Cretella is not proposing to use tents on the site.

PUBLIC COMMENT: There were not comments from the public.

Jose I. Carballo, of JCA Group, P.C. stated that he is the architect for the applicant. He itemized his credentials for the record and the board accepted same.

A-7 Architectural Plan

Mr. Carballo described the site for the board members. He identified that the small buildings will be renovated. For example, there will be a "Groom House", and a "Bride House". These structures will be used for the bridal party lodging.

Mrs. Duffy wanted to know if the footprint of the house would be increased. Mr. Carballo answered no. Mr. Carballo testified that the same materials that will be used for the Ryland Inn will be incorporated into the renovations of these houses.

Mrs. Duffy had major concerns about the proposed architecture of the catering hall. She did not agree that it blended with the look of the Ryland Inn. The appearance has to be unified.

Mrs. Allen informed the applicant that it would be helpful if they had a rendering that showed the catering hall and the Ryland Inn.

Chairman Flynn stated that the applicant will obtain guidance as to the style of the buildings when they meet with the Historic Commission.

Regarding banquet hall number two, it will consist of the silo and stone wall. The style is following the hint of a collapsed barn. Mr. Carballo wanted to add a different look to the façade.

The board did not agree with the design of the banquet hall number two. The concept of the banquet hall and renovations of the houses were acceptable.

Mr. Carballo went through the remainder of the plan explaining the façade of the cottages.

The board requested that the applicant provide colored renderings for the upcoming meetings.

PUBLIC COMMENTS:

There were no comments from the public.

A-9 Site Plan - colorized

William Tanner, of Van Cleef Engineering Associates, stated his credentials for the record. The board accepted his credentials.

Mr. Tanner stated that the traffic circulation will remain the same as it is today. The site will function with valet parking. The first parking bay currently exists. The second parking bay is proposed. There is also a driveway proposed for deliveries. There is a helistop located on the site. The owner was asked by the EMT that this remain. Any new pavement on the site will be porous pavement. Underneath the second area, alongside the proposed Ryland Hotel, and currently under the patio area of the first of the banquet halls all have underground drainage systems. Mr. Tanner went over the variances. The zoning ordinance requires a 300 foot front yard setback. The site does not have a rear yard. It only has side yard consisting of 40 feet due to the unique shape that runs along the side of the building. In this setback everything sitting in front of the inn is in violation of the setback. Continuing, the next variance is the existing one story building that is earmarked as the bakery. This next variance is the wall that protrudes from the back catering space is that is 28 feet from the property line. All the rest of the buildings are conforming within the setbacks. The other issue is coverage. On this site there is an allowable impervious coverage of 35%. The existing impervious coverage is approximately 16% & 20%. They are proposing 30%. The only other issue is parking. If they take each of the individual uses, putting numbers to that they come up to 286 parking spaces that are necessary. They are showing 243 parking spaces. They are proposing that a wall be constructed in front of the parking lot so there will be a buffer.

Mr. Bohn signed the extension to November 13, 2012. The meeting was carried without further notice to Tuesday, November 13, 2012.

The board took a 5 minute break.

2. Rocco Paternostro
Block 36, L. 7
Preliminary Major Subdivision
Action date: November 4, 2012

Jerry Cook recused himself from participating in this application.

Lawrence Fox, Esq., stated that he is the attorney for the applicant. He provided the proof of notice, certification and publication from the newspaper.

The board, applicant's professionals and witnesses were sworn.

Mr. Fox stated that the application is for a four (4) lot preliminary major subdivision. The current layout and design of the subdivision is a result of many meetings with the board. The applicant believes the latest design is a result of those meetings. As part of the notice of application and submission to public and publication he indicated that whatever additional variances will be considered at this meeting.

Robert Zederbaum stated his credentials for the record. The board accepted his qualifications.

Mr. Zederbaum informed the board that the parcel is 22 acres located off of Railroad Lane. The cul-de-sac will serve 4 residential lots. There is currently one residential lot on the property. There are wetlands on both sides of the property. The property is extremely flat. There is no permeability on the site based on the soil testing of the property. Most of the surface water runoff will run off a surface flow versus a piping runoff. It will go into a detention facility and will function as a water quality system. The majority of the property will be dedicated to either the township or a homeowners association. This area will be identified by signage. The front of the property will be dedicated and remain as open space due to the fact it is wetlands. A total of 6 acres will be developed out of a total of 22 acres.

Regarding John Hansen's report dated October 18, 2012, item number 2 of page 2, the applicant agrees that since the site will be served by a private sanitary sewer force A-3 rendering main and pump station, and that an Operation and Maintenance manual will be provided. The design of the pumping station is not completed at this time. Once it has been completed it will be forwarded to the sewer authority for review and once that is completed it will go the State for their approval. The applicant has asked that this be a condition of approval. The emergency power will be handled once they get the details of the pump station from NJDEP. Mr. Hansen did not have an objection.

Ownership and maintenance for lots 7 and 7.05 are the open space lots. The applicant proposes to present these lots to the governing body, otherwise it will be owned by the homeowners association.

Drainage easement is acceptable along the proposed property lines. Regarding public water, there is an easement for the water line, which they understand was supposed to be for a large transmission main. Right now there doesn't appear to be a plan on the books. The applicant is proposing that if a plan for water is available before they develop, they will tie into the water line otherwise they plan on developing with onsite wells.

Dr. Souza stated that the applicant conducted numerous soil log tests. The bottom line there is no permeability on the site. However, Dr. Souza testified that he has comments on a system that can be designed to work.

There was a memo from Rob O'Brien, township engineer, reminding the applicant that the approval is subject to a sanitary sewer agreement with the township.

Mr. Zederbaum agreed to the design waivers that were recommended in Mr. Hansen's report. . Due to the unique situation with the dead-end road, the need for a full sized sight easement is not needed. The applicant is requesting a design waiver for the sight easement.

Mr. Hansen testified that under the heading of environmental considerations in his October 17, 2012 report, the applicant will have to meet the 3 conditions listed. He wanted clarification on the width of the shoulder, not the pavement, with the 4 foot graded area off of the roadway. The plans show a 2 foot graded area. Mr. Zederbaum agreed to the conditions. The other issues in Mr. Hansen's report will be addressed and agreed to by the applicant.

Dr. Souza stated that at page 3 of his report dated, October 22, 2012, specifically 2.2 and 2.5, he needs a confirmation of the status of LOI permits that were previously obtained. Mr. Zederbaum answered that he will provide an answer to Dr. Souza. In addition, this should be covered by the Permit Extension Date. Mr. Zederbaum will supply the date of the original LOI.

Dr. Souza requested a sheet of the plan set that delineates the boundaries of the various soil types present on the site. In addition he needs additional information regarding the tree removal plan indicating what size trees will be removed and how the removal of the trees will be mitigated.

As far as storm water management, there is a lot of housekeeping that needs to be provided. These items are found on page 6 of his report under "storm water management". Dr. Souza suggested that rather than a standard retention basin, the application should construct a bio-retention basin. Dr. Souza recommended that he meet with the board's engineer.

Mr. Zederbaum stated that the applicant will require a variance to have the rear yard front on open space. The location of the road was predicated by NJDEP. The right of way is closer than 50 foot to a tract line. The applicant will be seeking a variance for this as well.

Mr. Sullivan referred to his report dated October 12, 2012, specifically page 6, section 6.2. There should be no change in elevation between the existing grade and the proposed grade greater than 2 vertical feet. Mr. Zederbaum testified that they will be unable to adhere to that requirement and therefore will request relief. Mr. Zederbaum stated that he will comply with the conditions of Mr. Sullivan's report.

Mr. Zederbaum testified that the property is unique. There are environmental sensitive areas on both sides of the property. The applicant is offering 65% of the property as open space for use of the general public or the homeowner's association. This is based upon the hardship of the property. He testified that he did not feel that by developing the property there would be any negative impact on the surrounding property owners or the intent of the zoning ordinance.

Board member questions: There were none from the board.

PUBLIC QUESTIONS OR COMMENTS:

Bob Smith stated that he owns property identified as Block 36, Lot 6. He was concerned about the close proximity of the proposed house to his house. He was also concerned about the storm water runoff. He was also troubled as to how the retention basin will be fenced to keep children from playing in the basin. There is also an existing ditch the follows the road.

Mr. Zederbaum answered that he is confident that they will not exacerbate the storm water runoff from the site on to Mr. Smith's property. The water from the development will be running into the detention basin. The basin is a detention basin and the water runs out quickly and is very shallow.

Jerry Cook stated that he is a member of the Planning Board but he is addressing his comments to the board as a resident. The board unanimously and impartially agreed that they could fairly judge Mr. Cook's comments. Therefore Mr. Cook continued addressing the board by stating that the topography of the site is in the shape of a funnel. The applicant's property is wet. After the installation of the detention basin he is concerned as to where the runoff will go.

Mr. Zederbaum answered that there are underground under-drains system.

Dr. Souza stated that he will review the design. If he approves it, it will meet the entire local and state zoning ordinance and storm water management rules.

Mr. Monaco did not feel comfortable voting on the application at this time given the extent of the information that still needs to be reviewed.

Mr. Fox agreed that this matter should be carried and the board's professionals meet with the applicant.

Madam Chair announced that this matter has been carried to November 26, 2012 without further notice to the public. Mr. Fox signed an extension to December 10, 2012.

I. EXECUTIVE SESSION:

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, THERFORE, 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. Ryland Development LLC v. Township of Readington and Planning Board, et als.

2. Potential Litigation

3. 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 October 22, 2012

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Linda Jacukowicz, Coordinator

Chairman Flynn made a motion to enter into executive session at 10:37 p.m. Mr. Klotz seconded the motion.

J. ADJOURNMENT:

Mr. Cook made a motion to adjourn at 10 45: p.m. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz