

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
January 14, 2013**

- A. **Trishka Waterbury Cecil, Esq. called the meeting to order at 7:45 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.**

Present:

Julia Allen	present
Jerry Cook	present
Elizabeth Duffy	present
Cheryl Filler	present
Betty Ann Fort	present
John Klotz	present
Ronald Monaco	present
Ben Smith	present
Marygrace Flynn	present

Reorganization:

Trishka Waterbury Cecil, Esq., swore in the following Planning Board members:

**Class I – Julia Allen for a term of one year.
Class III – Betty Ann Fort for a term of one year
Class IV – Jerry Cook for a term of four years
Class IV – Elizabeth Duffy for a term of four years**

Nominations for Chairperson, Vice Chairperson, Secretary and Professionals

Mrs. Duffy nominated Marygrace Flynn for Chairperson. Mr. Cook seconded the motion.

Attorney asked if there were any more nominations for Chairman. None were indicated. A vote was taken on the Chairperson position. Motion was carried with a vote of Ayes all, Nays none recorded.

The meeting was turned over to Chairman Flynn.

Mrs. Filler made a motion to nominate Elizabeth Duffy as Vice Chairman. Mr. Klotz seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Chairman Flynn entertained the nomination of Secretary. Mrs. Duffy made the

motion to nominate Linda Jacukowicz. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Professional Services:

**Solicitor – Trishka Waterbury Cecil, Mason Griffin and Pierson
Traffic Engineer – Harold Maltz, Hamal Associates
Professional Planner – Michael Sullivan – Clark Caton & Hintz
Professional Engineer/Land Surveyor – John Hansen – Ferriero Engineering
Materials Testing Company – Key Tech
Environmental Consultants – Dr. Stephen Souza, Princeton Hydro
Acoustical Consultants – Eric Zwerling – The Noise Consultancy**

Chairman Flynn entertained a motion to nominate the professionals. Mrs. Duffy made a motion to approve the above listed professional services. Mr. Cook seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	abstain
Mrs. Fort	abstain
Mr. Klotz	aye
Mr. Smith	aye
Madam Chair	aye

The board took a 3 minute break.

Class II - Ronald Monaco for a term of one year was sworn.

The board reconvened.

Chairman Flynn set the schedule for the Planning Board Meetings for the year 2013. The meetings will take place on the second and fourth Monday of each month, beginning at 7:30 p.m. The second Monday will be designated for development applications. The fourth Monday will be set aside for planning work and administration. If the meeting falls on a holiday, the meeting will take place on the following day. There will be no meeting the fourth Monday in December. Chairman Flynn asked for a motion to accept these dates. Mrs. Filler made the motion. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

B. TECHNICAL REVIEW COMMITTEE:

Mrs. Allen, Marygrace Flynn, Jerry Cook and John Klotz volunteered to work on the Technical Review Committee for 2013. The meetings will take place prior to the Planning Board meetings beginning at 7:00 p.m., unless otherwise noticed. Mr. Klotz made a motion to approve the dates. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

On another note, the Ordinance Subcommittee must be reorganized. It was agreed that Ron Monaco, Betty Ann Fort, Julia Allen will be full members. To avoid a quorum, Marygrace Flynn and Cheryl Filler will serve as alternates.

Jerry Cook made a motion to approve the Technical Review Committee members for 2013 and the Ordinance Subcommittee members for 2013. Ronald Monaco seconded the motion. All in favor, no Nays recorded.

C. MINUTES

1. December 10, 2012 - Mr. Cook made a motion to approve the minutes. Mrs. Filler seconded the motion. Betty Ann Fort abstained. Motion was carried with a vote of Ayes all, Nays none recorded.

D. CORRESPONDENCE:

1. Letter from Vita Mekovetz dated December 20, 2012 regarding Mr. Renda's request for zone change. The board determined that Attorney Cecil will correspond with Mr. Renda to ascertain more information for the zone change.

E. PUBLICATIONS:

Hunterdon Democrat
Hunterdon Review
Courier News
Star Ledger
Express Times

Mrs. Duffy made a motion to approve the publications. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

F. NEW BUSINESS:

1. Voucher approval -

Mr. Cook made a motion to approve the vouchers as submitted. Mrs. Allen seconded the motion. Betty Ann Fort abstained. Motion was carried with a vote of

Ayes all, Nays none recorded.

G. RESOLUTIONS:

- 1. Ryland Inn
Preliminary /Final Major Site Plan
B. 14, L. 29**

Attorney Cecil explained the changes to the board. The board agreed to those changes.

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

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mr. Klotz	aye
Mr. Monaco	aye
Madam Chair	aye

- 2. Pleasant Run Farmstand
Block 75, Lot 19
Amended Preliminary Site Plan**

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

Roll call:

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

H. PUBLIC HEARINGS:

- 1. Rocco Paternostro
Block 36, L. 7
Preliminary Major Subdivision
Carried to January 28, 2013 meeting**

Chairman Flynn announced that this matter will be carried to January 28, 2013 and there will be no further notice given to the public.

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, THEREFORE, 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 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 January 14, 2013.

Linda Jacukowicz, Coordinator

Mrs. Filler made a motion to enter into Executive Session and Close the Public Meeting at 8:08 p.m. Mr. Klotz seconded the motion.

Roll Call:

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

Mrs. Fort **aye**
Mr. Klotz **aye**
Mr. Monaco **aye**
Mr. Smith **aye**
Madam Chair **aye**

Mrs. Duffy made a motion to close the Executive Session at 8:30 p.m. Mr. Klotz seconded the motion. All in favor, No Nays recorded.

Mrs. Duffy made a motion to Open the Public Session. Mr. Klotz seconded the motion. All in favor, No Nays recorded.

J. OTHER BUSINESS:

Madam Chair stated that she was in another township and noticed how their website was designed. She asked the Planning Board if they wanted to be pro-active and update the website to include information from the Planning Board.

The board decided to request that the planner provide an analysis of the Merck property including a diagram of the lots, buildings overlay, critical areas, zoning, assessed value, tax values, aerial photographs, how does development of one lot affect the adjoining lots and total acreage.

A motion was made by Mrs. Fort to have Michael Sullivan prepare an analysis of the Merck property and forward to the board for their comments. Mr. Klotz seconded the motion. All in favor, No Nays recorded.

K. ADJOURNMENT:

Mr. Cook made a motion to adjourn at 8:42 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda Jacukowicz