

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
January 13, 2014**

- A. **Victoria Britton, 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:**

<b>Julia Allen</b>	<b>present</b>	
<b>Jerry Cook</b>	<b>present</b>	
<b>Elizabeth Duffy</b>	<b>present</b>	<b>- left the meeting at 8:45 p.m.</b>
<b>Cheryl Filler</b>	<b>present</b>	
<b>Betty Ann Fort</b>	<b>present</b>	
<b>Christopher John</b>	<b>present</b>	
<b>Ronald Monaco</b>	<b>present</b>	
<b>Ben Smith</b>	<b>present</b>	<b>– arrived at 8:30 p.m.</b>
<b>Marygrace Flynn</b>	<b>present</b>	

**Victoria Britton, Esq., Mason, Griffin & Pierson, P.C.  
Michael Sullivan, Clark Caton & Hintz**

**Reorganization:**

**Victoria Britton, Esq., swore in the following Planning Board members:**

**Class I – Julia Allen for a term of one year.  
Class II – Ronald Monaco for a term of one year  
Class III – Betty Ann Fort for a term of one year  
Class IV – Christopher John for a term of one year**

**Nominations for Chairperson, Vice Chairperson, Secretary and Professionals**

**Mrs. Elizabeth Duffy nominated Marygrace Flynn for Chairperson. Mr. Ronald Monaco 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. Cheryl Filler made a motion to nominate Elizabeth Duffy as Vice Chairman. Mrs. Betty Ann Fort seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Chairman Flynn entertained the nomination of Secretary. Mrs. Elizabeth Duffy made the motion to nominate Linda Jacukowicz. Mr. Jerry Cook 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. Betty Ann Fort made a motion to approve the above listed professional services. Mr. Jerry Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Chairman Flynn set the schedule for the Planning Board Meetings for the year 2014. 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. Julia Allen, Mrs. Marygrace Flynn, Mr. Jerry Cook and Mr. Christopher John volunteered to work on the Technical Review Committee for 2014. The meetings will take place prior to the Planning Board meetings beginning at 7:00 p.m., unless otherwise noticed.**

- 1. Pleasant Run, LLC  
Amended Site Plan  
Block 75, Lot 19  
Action date: January 23, 2014**

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

**C. MINUTES**

1. **December 9, 2013 - Mr. Jerry Cook made a motion to approve the minutes. Mr. Ronald Monaco seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**D. CORRESPONDENCE:**

1. **Letter from Hatch Mott and MacDonald regarding the streambank stabilization was questioned. Robert O'Brien, Township Engineer will be asked to provide more information, for example the street address in the future.**

**Regarding the memo addressed to the zoning officer in reference to the diner, Betty Ann Fort stated that she met with John Barczyk. Mr. Barczyk did perform a site inspection of the property. However, there is nothing in the ordinance that would allow the township the ability to enforce the demolition of the structure. The owner of the property does not want to tear down the building because they feel that that would abandon the use. Attorney Britton will research the topic of abandonment and will get back to the board. In addition, the board requested that a memo be forwarded to the Township Committee to request that they review the Uniform Construction Code and the fire code ordinance regarding demolishing abandoned buildings.**

**E. PUBLICATIONS:**

**Hunterdon Democrat  
Hunterdon Review  
Courier News  
Star Ledger  
Express Times**

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

**F. NEW BUSINESS:**

1. **Voucher approval - None submitted**

**G. RESOLUTIONS:**

**None**

**H. PUBLIC HEARINGS:**

**None**

**I. OTHER BUSINESS:**

**Ordinance subcommittee will remain the same members as 2013.**

**Mrs. Betty Ann Fort made the suggestion that the board members be provided the most updated versions of the Master Plan amendments and the ordinances. Michael Sullivan will provide the link to the board so that they can download all of the most up-to-date versions.**

**Madam Chair announced that there should be a Planning Board/Zoning Board of Adjustment joint meeting. The board decided that the invitation would be extended to the Board of Adjustment to meet with the Planning Board on February 24, 2014 beginning at 7:30 p.m.**

**It was recommended that the Route 22 Corridor should be reviewed. As a visual aid, Michael Sullivan used a map to show the board the properties located along Route 22. Michael Sullivan will be given the task to review the Route 22 Corridor. In addition, the board will review the Merck site. Mr. Sullivan had met with Merck in the past and they did provide him with the marketing information. It was recommended that Michael Sullivan provide the board with information regarding the Route 22 Corridor and in addition the floor area ratio for Merck at an upcoming meeting.**

**J. ADJOURNMENT:**

**Mrs. Betty Ann Fort made a motion to adjourn at 9:21 p.m. Mrs. Cheryl Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Respectfully submitted,**

**Linda Jacukowicz**