

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**January 12, 2015**

The Meeting was called to order by Attorney Britton at 7:37 p.m. stating that the requirements of the Open Public Meetings Law have been met and that this meeting has been duly advertised.

**Members present:** Julia Allen, Jerry Cook, Elizabeth Duffy, Cheryl Filler, Betty Ann Fort, Christopher John, Ronald Monaco, Ben Smith, Marygrace Flynn

**Also present:** Attorney, Victoria Britton

**REORGANIZATION**

Nomination and Election of Chair and Vice Chair. Ms. Filler nominated Marygrace Flynn as Planning Board Chair. Ms. Flynn's nomination was seconded by Ms. Fort. Hearing no additional nominations, a Motion was carried with the following roll call vote:

**Ayes:** Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith, Ms. Flynn  
**Nays:** None recorded.

The meeting was turned over to Chairwoman Flynn.

Chairwoman Flynn invited nominations for the Planning Board's Vice Chair. Ms. Fort nominated Cheryl Filler as Planning Board Vice Chair. Ms. Filler's nomination was seconded by Mr. Cook. Hearing no additional nominations, a Motion was carried with the following roll call vote:

**Ayes:** Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith, Chairwoman Flynn  
**Nays:** None recorded.

Nomination of Planning Board Secretary. Motion was made by Ms. Allen, seconded by Ms. Fort, to appoint Rebekah Harms as Planning Board Secretary. Motion was carried with the following roll call vote:

**Ayes:** Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith, Chairwoman Flynn  
**Nays:** None recorded.

Nomination of Planning Board Professionals. Motion was made by Ms. Filler, seconded by Ms. Duffy, to appoint Trishka Waterbury-Cecil, Mason Griffin & Pierson, as solicitor. Motion was made by Ms. Fort, seconded by Ms. Duffy to appoint Michael Sullivan, Clarke Caton Hintz, as planner. Motion was made by Ms. Allen, seconded by Ms. Duffy, to appoint Ferriero Engineering as land surveyor and John Hansen, Ferriero Engineering, as engineer. Motion was made by Ms. Fort, seconded by Ms. Duffy, to appoint Key-Tech Laboratories as materials testing company. Motion was made by Ms. Duffy, seconded by Ms. Fort, to appoint Princeton Hydro, LLC as environmental consultant. Motion was made by Ms. Fort, seconded by Ms. Duffy to appoint The Noise Consultancy, LLC as acoustical consultants. Motion was carried with the following roll call vote:

**Ayes:** Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Mr. John, Mr. Monaco, Mr. Smith, Chairwoman Flynn  
**Nays:** None recorded.

The appointment of a Planning Board professional traffic engineer was carried until the next meeting.

2015 Meeting Dates Chairwoman Flynn set the 2015 Planning Board schedule to take place on the second and fourth Monday of each month. If the meeting date falls on a legal holiday, the meeting will be held the following day. Chairwoman Flynn further advised that the fourth Monday in November is scheduled as a conditional date, and there will be no meeting on the fourth Monday in December. Motion was made by Ms. Filler, seconded by Ms. Allen, to accept the 2015 meeting schedule. Motion was carried with a vote of ayes all, nays none recorded.

Technical Review Committee. Chairwoman Flynn requested volunteers for the Planning Board's Technical Review Committee. Ms. Allen, Mr. Cook and Mr. John volunteered. Meetings will take place prior to the Planning Board meetings, or, if necessary, via teleconference. A motion was made by Ms. Duffy, and seconded by Mr. Monaco, to accept the appointments. Motion was carried with a vote of ayes all, nays none recorded.

### PUBLICATIONS

A motion was made by Ms. Filler, seconded by Ms. Fort, to accept the following as the official publications for the Planning Board:

Hunterdon County Democrat  
Hunterdon Review  
Courier News  
Star Ledger  
Express Times

Motion was carried with a vote of ayes all, nays none recorded.

**MINUTES:**

A Motion was made by Mr. Monaco, seconded by Mr. Cook, that the Minutes of December 22, 2014 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded.

**CORRESPONDENCE:**

Letter from Transcontinental Gas Pipe Line Company, LLC ("Transco"), dated December 16, 2014, enclosing the public notice for the proposed Pleasant Run Loop permit application.

Ms. Filler inquired on whether Readington Township would be involved in assisting the property owners with negotiating restoration.

Ms. Duffy, as a property owner, advised that Transco was leaning hard on the property owners to execute a comprehensive prospective relief document that would allow no recourse for the property owner should something negative happen to their property during construction. Transco is advising the property owners that they will not be monetarily compensated unless the document is executed.

Chairwoman Flynn introduced Mr. Broten, a member of the Township Committee, who has taken on an advisory role to the property owners.

Mr. Broten advised that he will personally reach out to each of the impacted property owners to introduce himself as a liaison for them to contact should they have any questions.

Ms. Fort suggested having a meeting, inviting all of the effected property owners, so that they may talk amongst themselves, ask questions and feel less individually vulnerable. She suggested Mr. Broten find a date within the next two to three weeks to conduct such a meeting.

Mr. Broten advised that the correspondence included two (2) sets of property owners, those that were directly impacted and those that were within the 200 foot buffer zone. Mr. Broten will move forward with scheduling a meeting focused on impacted property owners.

**VOUCHERS:**

A Motion was made by Ms. Filler, seconded by Mr. Cook, to approve the vouchers. Motion was carried with a vote of ayes all, nays none recorded.

**PROCEDURES:**

Board members discussed and agreed to conduct a roll call at the beginning of each meeting. Members who are tardy will be announced by the Board Secretary.

Chairwoman Flynn requested members to advise the Board Secretary if they are unable to attend a meeting, assuring the minimum attendance for a quorum.

Board members discussed and agreed to remove voucher approval from the agenda. The Board Secretary will continue to forward copies for informational purposes only.

Board members discussed and agreed to form an ordinance subcommittee. Ms. Fort, Ms. Filler and Mr. Monaco volunteered for the subcommittee.

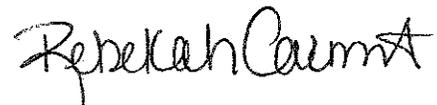
**PUBLIC HEARING**

Ms. Britton advised that the Ryland Inn application was carried to the November 24, 2014 Planning Board meeting. Said meeting was cancelled, and the application was not re-carried at the December 8, 2014 meeting. At his time the Ryland Inn application must be re-noticed before they are heard.

**ADJOURNMENT:**

A Motion was made by Mr. Cook, seconded by Ms. Filler, to adjourn the meeting at 8:06 P.M. The motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,



Rebekah Harms  
Planning Board Secretary