

READINGTON TOWNSHIP PLANNING BOARD MINUTES
March 14, 2016

The Meeting was called to order by Chair Monaco at 7:07 p.m. stating that the requirements of the Open Public Meetings Law have been met and that this meeting had been duly advertised.

Present: John Albanese, Julia Allen, Jerry Cook, Elizabeth Duffy, Betty Ann Fort,
Alan Harwick, Christopher John, Ronald Monaco

Also present: Trishka Waterbury Cecil, Esq.
Michael Sullivan, Planner

Absent: Cheryl Filler

Chair Monaco led those present in the *Salute to the Flag*.

MINUTES:

A Motion was made by Mr. Cook, seconded by Mr. John, that the Minutes of January 11, 2016 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded.

PUBLIC HEARING:

Re-Examination and Amendment to the Master Plan
March 14, 2016

Mr. Sullivan summarized the report for the Board. Mr. Sullivan indicated that there are zoning district changes, particularly for the property (Block 14, Lots 29.01 and 29.02 on the Readington Township tax map) behind the Ryland Inn pursuant to a settlement the Township entered into. He advised that Ryland Developers secured an amendment to the Water Quality Management Plan, bringing sewer service to their property. The amendment includes a detailed map showing the location of the revised zone and district requirements.

The re-examination recommends reviewing Research Office and Manufacturing zone ("ROM-1") such that Readington Farms and other properties in this zone can have additional capacity to create new or expanded business opportunities. Mr. Sullivan advised that options would be carefully vetted as the property is next to the Whitehouse-Mechanicsville Historic District. It will be looked at in terms of additional development rights to strengthen the economic base of Readington Township (the "Township").

The report also includes The Shoppes at the Farm a mixed-use development approved in 2010. Recognizing the large re-development, Township zoning should reflect same to avoid requiring variances. The corner lot adjacent to this property, not included in the re-development, is being revised to add a residential, multi-family component to complement The Shoppes at the Farm.

Additionally, the report reflects the changes to the Water Quality Management Plan brought about by Walmart, Ryland Developers and Pleasant Run (Profetta).

Lastly, the report incorporates the most current information as it pertains to affordable housing. The re-exam reflects the 2015 Supreme Court decision and how the Township will comply with the Fair Housing Act. In terms of affordable housing compliance, Mr. Sullivan advised the Board that it continues to be shaped and changed as decisions and orders emerge from the various vicinages. One of the items discussed in the re-exam relates to the location of affordable housing and contemplates various ways to integrate it into the Township.

Map 2 – Proposed Land Use – shows that the Ryland Inn is located in the Village Residential / Senior Citizen overlay zone (“VH/SC-4”) and the property to be developed by Ryland Developers will be changed to the Planned Neighborhood Development zone (“PND-2”). The Shoppes at the Farm will be rezoned Multiple Uses (“MU”), incorporating the approved uses. Map 1 – Proposed Land Use – shows the properties contributing to the Whitehouse Mechanicsville Historic District that are on the edge of the ROM-1 district. The recommendation is to rezone these properties to the VR/SC-4 zone, the predominate zone in the Whitehouse Mechanicsville district.

OPEN TO PUBLIC

A Motion was made by Ms. Duffy, seconded by Ms. Fort, to approve the Re-Examination and Amendment to the Master Plan, dated March 14, 2016. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Fort, Mr. Harwick, Mr. John, Chair Monaco

Nays: None recorded.

OTHER BUSINESS:

Resolution #2016-40

The Planning Board has been asked by the Township Committee to have Clarke Caton Hintz conduct a preliminary investigation of the Nelson Street Study Area pursuant to the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1, et. seq.)

A Motion was made by Ms. Duffy, seconded by Ms. Allen, to have Clarke Caton Hintz begin the requested study. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese, Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Fort, Mr. Harwick, Mr. John, Chair Monaco

Nays: None recorded

**Ordinance
#03-2016**

The ordinance requests the addition of a new zoning district entitled Planned Neighborhood Development ("PND-2") and related provisions.

A Motion was made by Ms. Fort, seconded by Mr. Cook, that the ordinance is substantially consistent with the Master Plan and recommend that it be forwarded to the Township Committee for adoption. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese, Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Fort, Mr. Harwick, Mr. John, Chair Monaco

Nays: None recorded

Checklist

It was brought to the Board's attention that some of the checklist items are not consistent with their corresponding ordinances. Recommendations to add the Historic Preservation Commission and an arborist as checklist items were discussed. Also discussed was reducing the number of copies required at initial submission until such time the application is deemed complete. It was suggested that Board members receive reduced-sized plans and a CAD disc, if requested.

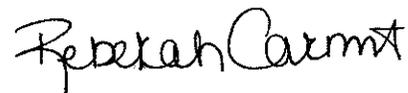
Ms. Duffy requested a list of the checklist items and corresponding ordinances that are not consistent.

Chair Monaco requested a list of the items that the Board would need to introduce and change. He agreed with the suggestion to reduce the number of copies at initial submission.

ADJOURNMENT:

A Motion was made by Ms. Allen, seconded by Mr. Cook, to adjourn the meeting at 7:32 P.M. The motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,



Rebekah Harms
Planning Board Secretary