

## READINGTON TOWNSHIP PLANNING BOARD MINUTES

April 11, 2016

The Meeting was called to order by Chair Monaco at 7:00 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, Cheryl Filler, Betty Ann Fort, Ronald Monaco

**Also present:** Bob Brightly, Engineer  
Andrea Malcolm, Planner  
Edwin W. Schmierer, Esq.

**Absent:** Alan Harwick, Christopher John

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

### MINUTES:

*Ms. Filler recused herself.*

A Motion was made by Mr. Cook, seconded by Mr. Albanese, that the Minutes of March 14, 2016 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded.

### PUBLIC HEARING:

**Herder  
Block 53, Lots 25 & 25.01  
Minor Subdivision / Lot Line Adjustment**

Present for Applicant: Frederick Herder, Jr., Applicant

Mr. Herder testified that his father, who is the owner of property adjacent to Applicant, offered him property. When Mr. Herder's residence was built, it was placed fifteen (15) feet from the property line. Additional property in the rear would allow him the opportunity, if needed, to place a septic system behind the house.

Chairman Monaco inquired if Applicant had reviewed correspondence from Ferriero Engineering, Inc., dated April 6, 2016; and Clarke Caton Hintz, dated March 7, 2016. Mr. Herder has reviewed same.

Mr. Brightly indicated that the locations of the existing septic systems and wells should be included on the final plat. A metes and bound description should also be prepared and reviewed.

Chairman Monaco noted that Mr. Brightly's requirements could all be a condition of approval.

**OPENED TO PUBLIC**

A Motion was made by Ms. Fort, seconded by Ms. Filler, to approve the lot line adjustment with the condition that all of the items outlined in correspondence dated April 6, 2016 from Ferriero Engineering, Inc. and dated March 7, 2016 from Clarke Caton Hintz's be addressed. Motion was carried with the following roll call vote:

**Ayes:** Mr. Albanese Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Chair Monaco

**Nays:** None recorded.

**OTHER BUSINESS:**

**§148-51.C PERTAINING TO ACCESSORY BUILDING AND STRUCTURE MAXIMUM PERMITTED FLOOR AREA REQUIREMENTS**

Ms. Malcolm indicated that this matter is being addressed to clarify the maximum Floor Area Ratio ("F.A.R.") of accessory buildings on lots that are farmland accessed. In instances of lots six (6) acres or greater, accessory buildings are not subject to the maximum F.A.R. of ninety percent (90%) of the principal structure.

Chairman Monaco inquired about the reference to single-family residential lots less than six (6) acres in size. Ms. Malcolm clarified that the ordinance refers to farmland accessed properties which require a minimum of six (6) acres.

A Motion was made by Ms. Filler, seconded by Mr. Cook, that the proposed ordinance is not inconsistent with the Master Plan. Motion was carried with the following roll call vote:

**Ayes:** Mr. Albanese, Ms. Allen, Mr. Cook, Ms. Duffy, Ms. Filler, Ms. Fort, Chair Monaco

**Nays:** None recorded

BREAK at 7:15 p.m.

RECONVENED at 7:20 p.m.

**NEW BUSINESS**

*Ms. Allen, Ms. Duffy and Ms. Fort recused themselves.*

**Capital Review Project  
Block 44, Lot 4.02**

Present for Applicant: Sharon Dragan, Esq., Readington Township Attorney  
Robert O'Brien, Readington Township Engineer

Attorney Dragan is before the Board on behalf of the Capital Improvement Ordinance 148-120.1 wherein it states that capital improvement projects within Readington Township (the "Township") are exempt from subdivision, site plan and variance approval if the following applies: the Township is the applicant and contract purchaser or owner of the property in question, the primary purpose of the acquisition is to provide for open space or farmland preservation, and the application is not proposing any new development. The Township is required to come before the Planning Board for a courtesy review to confirm that the proposed subdivision is in compliance with the Master Plan objectives and also if the Planning Board has any suggestions. The Township is purchasing the property in order to replace lands taken by the TransCo Pipeline Development Easement. The Township received settlement funds from TransCo and a diversion process with the DEP. The Township Committee and Open Space Advisory Board feel that this is a great project as the property is adjacent to other DEP owned lands by Round Valley.

**Exhibit A-1** was introduced: Correspondence, dated February 19, 2016, accepting the revised subdivision map

Mr. O'Brien described the property as Block 44, Lot 4.02 of the Township tax map; totaling 48.9 acres. The Township is purchasing twenty-nine (29) acres adjacent to DEP open space. The existing dwelling will be on an approximate 10.8 acre lot, and the new lot will be 8.83 acres; the two lots will be considered an agricultural division.

Attorney Dragan advised that the property is currently farmland assessed under woodland management and the current owners intend for it to remain that way for the foreseeable future.

Ms. Filler questioned the size of the lot. Mr. O'Brien indicated that the owners wish for the driveway to remain with the existing dwelling, and not make it a common driveway between the two (2) lots.

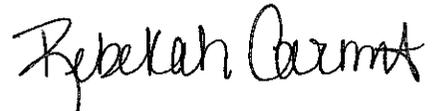
Chairman Monaco questioned why the twenty-nine (29) acre lot wound around the back of the other lot. Mr. O'Brien advised that there are steep slopes to the rear of the property wherein nothing can be developed; and the owners wanted this area to be made part of the open space.

As there was no quorum, a vote on this matter was continued until the next meeting date.

**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