

READINGTON TOWNSHIP PLANNING BOARD MINUTES
July 25, 2016

The Meeting was called to order by Vice Chair Filler at 7:06 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, Cheryl Filler, Betty Ann Fort, Alan Harwick, Christopher John, Ronald Monaco

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

Absent: Elizabeth Duffy

Chair Monaco arrived at 7:23 p.m.

Vice Chair Filler led those present in the *Salute to the Flag*.

MINUTES:

Ms. Allen and Mr. Cook are not eligible to vote.

A Motion was made by Ms. Fort, seconded by Mr. Harwick, that the Minutes of June 27, 2016 be approved as circulated. Motion was carried with a vote of ayes all, nays none recorded.

RESOLUTIONS:

Mr. Cook is not eligible to vote.

Ridge Road Realty, LLC
Block 38, Lots 54.01 – 54.14

A Motion was made by Ms. Fort, seconded by Mr. Albanese, to approve the Resolution. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese, Ms. Allen, Ms. Filler, Ms. Fort, Mr. Harwick, Mr. John

Nays: None recorded.

Mr. Cook is not eligible to vote.

**Regency at Readington Phases II-V
Block 36, Lot 49**

A Motion was made by Ms. Fort, seconded by Mr. Harwick, to approve the Resolution. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese, Ms. Allen, Ms. Filler, Ms. Fort, Mr. Harwick, Mr. John

Nays: None recorded.

Ms. Allen and Mr. Cook are not eligible to vote.

**Bellemead Development Corporation
Block 2.01, Lots 9.01 & 11**

A Motion was made by Mr. Harwick, seconded by Ms. Fort, to approve the Resolution. Motion was carried with the following roll call vote:

Ayes: Mr. Albanese, Ms. Filler, Ms. Fort, Mr. Harwick, Mr. John

Nays: None recorded.

PUBLIC HEARING

**Preliminary Investigation of an Area in Need of Redevelopment – Nelson Street Tract
Block 32, Lot 12
Block 34, Lots 8, 10 & 11**

Exhibit P-1: 2016 Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation): Nelson Street Tract, dated July 14, 2016

Exhibit P-2: Nelson Street Tract Preliminary Investigation of an Area in Need of Redevelopment (Non-condemnation) dated July 25, 2016

Mr. Sullivan advised the Board that a redevelopment is a process to rebuild or restore an area in a state of decline, disinvestment, or abandonment. The process is governed by the Local Redevelopment and Housing Law and undertaken in accordance with a plan adopted by the

Township Committee. The Nelson Street Tract has a sewer service easement, wetlands and a stream corridor buffer.

Mr. Sullivan indicated that the property is best defined by *N.J.S.A. 40A:12A-5(c)* criteria. The property is owned by the Township, it lacks access, has poor soil conditions and private ownership failed to develop the property.

Mr. Sullivan advised that the next step would be to create a redevelopment plan that governs the development of the property inclusive of goals and objectives. Essentially, the plan will supersede the zoning or act as an overlay to the zone.

Ms. Filler questioned whether property ownership would be retained by the Township or transferred to a redeveloper. Mr. Sullivan advised that the property would be sold to a redeveloper.

OPEN TO PUBLIC

Mr. Terricone – 6 Lamington Road – inquired as to the total property acreage. Mr. Sullivan indicated that the total property consists of seven (7) acres, but five (5) acres without the wetlands.

Mr. Scammell – Dreahook Road – inquired about the proposal for the property. Chair Monaco advised that it would be developed as Mt. Laurel housing. Mr. Sullivan advised that the property was included in the Township's housing plan and was included in the Township's submission to the Court.

Mr. Scammell asked about the type of housing that would be built and who would be paying for the development. Mr. Monaco indicated that the housing would likely be apartment and/or condominiums that are financed and paid for by the developer.

Mr. John inquired if the property would be serviced by sewer. Mr. Sullivan advised that the sewer capacity had been factored in to what the Township has allotted for Mt. Laurel housing.

Ms. Fort asked if the units would be rental or purchase. Mr. Sullivan advised that rental units get a fifty percent (50%) bonus as they pertain to Mt. Laurel housing; i.e. for every fifty (50) units, the Township gets credit for seventy-five (75).

A Motion was made by Ms. Filler, seconded by Mr. Harwick, that the Nelson Street Tract satisfies the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* The Board recommends that the Nelson Street Tract be designated as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law.

Motion was carried with the following roll call vote:

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

Nays: None recorded.

ADJOURNMENT:

A Motion was made by Mr. Cook, seconded by Ms. Filler, to adjourn the meeting at 7:33 P.M.
The motion was carried with a vote of ayes all, nays none recorded.

Respectfully submitted,

A handwritten signature in black ink that reads "Rebekah Harms". The signature is written in a cursive, flowing style.

Rebekah Harms
Planning Board Secretary