

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES**

**January 11, 2010**

- A. Valerie Kimson, Esq. called the meeting to order at 7:43 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.**

**Present:**

**Julia Allen  
Jerry Cook  
Elizabeth Duffy  
Cheryl Filler  
Gerard Shamey  
John Klotz  
Ronald Monaco  
Ben Smith  
Marygrace Flynn**

**Michael Sullivan, Clarke – Caton & Hintz  
Valerie Kimson, Esq.  
John Hansen, Ferriero Engineering  
Nevitt S. Duveneck, Finelli Consulting Engineers**

- B. Reorganization:**

**Valerie Kimson, Esq., swore in the following Planning Board members:**

**Gerard Shamey - Class 1 for a term of one year  
Ronald Monaco-Class II for a term of one year  
Julie Allen-Class III for a term of one year.**

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

**Mrs. Filler nominated Marygrace Flynn for Chairperson. Mr. Klotz seconded the motion.**

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>

<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Marygrace Flynn</b>	<b>aye</b>

**Attorney Kimson 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. Allen made a motion to nominate Elizabeth Duffy Vice Chairman. Mrs. Filler seconded the motion.**

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**Chairman Flynn entertained the nomination of Secretary. Mrs. Filler made the motion to nominate Linda Jacukowicz. Mr. Klotz seconded the motion.**

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

Chairman Flynn entertained the nomination for professionals. Mrs. Filler nominated John Hansen of Ferriero Engineering & Land Surveyors; Valerie Kimson, Esq. as solicitor; Scott Parker of Jacobs, Edwards & Kelcey as Traffic Engineer; Michael Sullivan of Clarke, Caton & Hintz as Professional Planner; Key-Tech Inspection and Testing Services; Dr. Steve Souza, of Princeton Hydro as Environmental Consultants; Ostegaard Acoustical Associates as Acoustical Consultants. Mrs. Allen seconded the motion.

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

Chairman Flynn set the schedule for the Planning Board Meetings for the year 2010. 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. Mr. Smith made the motion. Mr. Cook seconded the motion.

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**C. TECHNICAL REVIEW COMMITTEE:**

**Mrs. Filler, Mrs. Allen, Marygrace Flynn and John Klotz volunteered to work on the Technical Review Committee for 2010. The meetings will take place prior to the Planning Board meetings beginning at 7:00 p.m., unless otherwise noticed. Mr. Shamey made a motion to approve the dates. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>aye</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**D. MINUTES**

**1. December 14, 2009 - Mrs. Cook made a motion to approve the minutes as amended. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**E. CORRESPONDENCE:**

**Mrs. Filler requested that a memo be sent to the Township Committee requesting that they set up a meeting with PS&S to discuss the vegetative maintenance process that will soon begin within the township.**

**Madam Chair referred to the memo created by Attorney Kimson regarding a new law that was enacted in October. Ms. Kimson informed the board that the By Laws will now have to be amended since they are not consistent with the new law. This will be on the agenda for the next meeting. The citizen leadership form that is mentioned in the new law will be held in the clerk's office and should be posted on the website. This would compel the municipality to maintain a list of all of the boards and commissions, etc. and maintain a list of vacancies. Discussion took place regarding absenteeism on a board. Ms. Kimson stated that the non-attendance would be reviewed by the individual board and then a recommendation would be made to the governing body if a**

member should be removed.

**F. PUBLICATIONS:**

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

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

**G. NEW BUSINESS:**

**1. Voucher approval -**

**Mrs. Duffy made a motion to approve the vouchers. Mr. Monaco seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**H. RESOLUTIONS:**

**1. Comprehensive Farmland Amendment to Master Plan**

**Mr. Monaco made a motion to approve the resolution. Mr. Smith seconded the motion.**

**Roll Call:**

<b>Mrs. Allen</b>	<b>aye</b>
<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Shamey</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**2. Toll/Daniels  
Ag Division**

**Block 94, L. 6.02, 8, 11 15.01 & 19**

**Mr. Monaco made a motion to approve the resolution. Mrs. Filler seconded the motion.**

**Roll Call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**I. PUBLIC HEARINGS:**

- 1 James Kay and Concetta Morgan-Kay  
Block 4, Lots 82 & 82.01  
5 – 5A Central Avenue  
Minor Subdivision (Lot Line Adjustment)  
Action Date: December 17, 2009**

**This matter was not properly notice and was carried to February 8, 2010.**

- 2. Antonio Ferreira  
Block 39, Lot 53.14  
31 Tannery Road  
Action Date: December 27, 2009**

**Attorney Kimson swore in the applicant's professionals and the board's professionals.**

**Mr. Hansen stated that he has a conflict with this application and therefore Mr. Nevitt Duvneck form Finelli Consulting Engineers would stand in.**

**James Hill, P.E. from Thomas L. Yeager and Associates stated that he is the engineer for the applicant. This is a site plan amendment application. Mr. Hill testified that at the December meeting, the applicant had requested waivers from the board. The application was deemed complete at that time. During that meeting a revised plan was submitted that reflected a reduction in the width of the ramp near the loading dock. The site will now comply with the total impervious coverage for the site. They did not make any**

other changes to the plan. Therefore, the application will not need a variance for impervious cover. The cost estimate was submitted for the project to indicate that the amendment is under \$50,000 for the total construction cost in case a minor site plan could be granted. The application complies with the 30% impervious cover. A design will have to be submitted prior to obtaining permits. Mr. Hill stated that the applicant agrees with the board's professional reports. Since no changes are being proposed the applicant will not need the township Board of Health approval.

Ms. Kimson wanted to know if the applicant would agree that the wall detail color will compliment the color of the building. Mr. Hill agreed that the applicant will comply.

Mr. Duveneck stated to the board that the application was clear cut. It does not appear that there has been a substantive change. The applicant has satisfied all of their comments.

**PUBLIC COMMENT:**

There were no comments from the public

Mrs. Duffy made a motion to approve the application subject to the agreement between Mr. Sullivan's office and Mr. Hill's office regarding the wall color. Mr. Smith seconded the motion.

**Roll Call:**

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mr. Shamey	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

3. **Appendix to Master Plan to include  
Readington Township Environmental Resource Inventory  
and updated Readington Township Zoning Map**

John Hansen returned to the court room.

Mrs. Filler stated that the section for the Environmental Resource Inventory was recently updated to mirror the State's updated Landscape Project. The updated maps have now been included.

**PUBLIC COMMENT:**

There were no comments from the public.

Mrs. Filler made a motion to amend the Master Plan to include the updated ERI and zoning map. Mrs. Duffy seconded the motion.

**Roll call:**

<b>Julia Allen</b>	<b>aye</b>
<b>Jerry Cook</b>	<b>aye</b>
<b>Elizabeth Duffy</b>	<b>aye</b>
<b>Cheryl Filler</b>	<b>aye</b>
<b>Gerard Shamey</b>	<b>aye</b>
<b>John Klotz</b>	<b>abstain</b>
<b>Ronald Monaco</b>	<b>aye</b>
<b>Ben Smith</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**J. OTHER BUSINESS:**

Madam Chair requested that everyone provide the secretary with their updated contact information.

Mayor Shamey announced that there are vacancies on the Environmental Commission and Board of Health, Museum Committee, Sewer Advisory and maybe on the Historic Commission. Madam Chair stated that these vacancies should be listed on the website including the list of meetings per month.

**K. ADJOURNMENT:**

Mrs. Duffy made a motion to adjourn at 8:28 p.m. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz