

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
January 23, 2006**

A. Chairperson Flynn called *the meeting to order at 7:00 p.m.* announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised. The Board saluted the flag.

B. SWEARING IN BOARD MEMBER:

Attorney Bollheimer swore in the following member

Julie Allen-Class III for a term of one year.

C. Roll:

| | |
|---------------------|----------------|
| Mrs. Allen | present |
| Mr. Auriemma | present |
| Mr. Cook | present |
| Mrs. Duffy | present |
| Mrs. Filler | present |
| Mrs. Flynn | present |
| Mr. Hollis | present |
| Mr. Klotz | present |
| Mr. Monaco | present |

**Michael Sullivan, Clarke – Caton & Hintz
Valerie Bollheimer, Purcell, Ries, Shannon, Mulcahy & O’Neill
H. Clay McEldowney, Studer & McEldowney**

D. APPROVAL OF MINUTES:

1. January 9, 2006 - Mr. Cook made a motion to approve the minutes. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

E. CORRESPONDENCE:

Mr. Klotz stated that he wanted to encourage the board members to review the correspondence regarding the Municipal Land Use Center. The secretary will inquire for more details.

Madam Chair stated that in the New Jersey Planner the spring classes are listed. It is now mandatory that board members attend the continuing education component. There is a session at the Merck facility for March 30, 2006. She recommended that the board members attend this seminar. Attorney Bollheimer stated that she would provide everyone with more information regarding the continuing education regulations.

F. RESOLUTIONS:

- 1. Shabbecong, LLC
Minor Subdivision
38 Forty Second Street
Block 48, lot 10**

The resolution is carried to the next Planning Board meeting.

- 2. Bellemead/Halls Mill Farm
Block 2.01, lots 9.01 & 11
Extension to approval**

The resolution is carried to the next Planning Board meeting.

- 3. Resolution Authorizing Professional Services Contract**

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

Roll call:

| | |
|---------------------|------------|
| Mrs. Allen | aye |
| Mr. Auriemma | aye |
| Mr. Cook | aye |
| Mrs. Duffy | aye |
| Mrs. Filler | aye |
| Mr. Hollis | aye |
| Mr. Klotz | aye |
| Mr. Monaco | aye |
| Madam Chair | aye |

- 4. Saint Elizabeth Ann Seton Roman Catholic Church
Preliminary Major Site Plan
Block 95, lot 15**

The resolution is carried to the next Planning Board meeting.

**5. Joseph Iellimo
Lot line adjustment
Block 70, lot 22**

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

Roll call:

| | |
|--------------------|------------|
| Mr. Cook | aye |
| Mrs. Duffy | aye |
| Mrs. Filler | aye |
| Mr. Hollis | aye |
| Mr. Klotz | aye |
| Madam Chair | aye |

G. WORK SESSION:

Madam Chair stated that tonight's meeting is a work session for the board and asked members for their input.

Mrs. Filler informed everyone that the Environmental Commission is creating a petition for rule making for the DEP to upgrade a very small strip of the North Branch of the Rockaway Creek. It is located from the Route 523 bridge north down to its confluence with the South Branch which is located approximately at the Readington/Lebanon Sewer Authority. She indicated that a draft will be forwarded to the board for comments. It should be finalized within the next few weeks.

Madam Chair informed the board members that at the work sessions they will work on several elements of the Master Plan that have to be updated. Mrs. Allen had the suggestion that members could sign up for an element or topic to work on and suggest proposed changes.

Mrs. Duffy wanted all of the changes to the Master Plan incorporated into one document so that it would be easier to work on. Mr. Sullivan answered that that is a lot of work to do prior to an update.

Mr. Klotz agreed with Ms. Duffy to have the Master Plan incorporated into one document. However, he did feel too that maybe now is not the time. But he suggested that when the document is updated next time, it could be placed in ring binders so that pages could easily be changed.

Mrs. Allen suggested taking the 1990 Master Plan booklet and bringing it up to date.

Mrs. Filler stated that the subcommittee for the ordinances found several ordinances that must be revised. There are several that still need to be cleaned up. She felt that during the work sessions these ordinances could be reviewed.

Mr. Sullivan stated that the last time they proffered recommendations to the governing body, they were sent back. There may be that a discussion has to take place with a member of the governing body about the shortcomings of that ordinance or in the alternative what changes would need to be made in order to move it through.

Mrs. Allen stated that there was one member on the township committee that was opposed to the 300 foot buffer on the C1 streams. Since the State stormwater regulations require a buffer on the C1 streams, maybe the board should go forward with the balance of the stream corridor ordinance proposal. There was another concern about vernal pools. It has to do with headwaters leading into the stream. There was confusion as to what was included in this designation and who performs the designation.

Mrs. Allen informed the board that first they have to revise the stream corridor ordinance and then they have to have a plan to implement it. It would have to be presented by Dr. Souza to the governing body. Mrs. Filler stated that the ordinance would have to be amended to exclude all language that has to do with wetlands regulations.

Mrs. Allen stated that another issue is the stream corridor ordinance. Is it invoked only at the time of a subdivision or site plan is approved or if it is generally applicable to everyone? Mr. Monaco stated that the language would have to be a dual set of rules, one for subdivision and one for the existing lots.

Mrs. Allen stated that they are trying to identify the headwaters and incorporate it into the stream corridor ordinance.

Michael Sullivan and Cheryl Filler will work on cleaning up the stream corridor ordinance. Once that is completed they will give some alternatives to the board for possible restrictions.

Mrs. Allen wanted to know what the stream area of protection is for a non-C1 stream. Mr. McEldowney answered that it is limited to the flood plain.

Madam Chair suggested that when the stream corridor ordinance is finished, it should be put it in a format that shows the Federal, State and Municipal requirement and what changes should be made.

For the upcoming work session meetings, Madam Chair suggested discussing the elements of circulation, utility, historic elements and economic.

Mr. Sullivan stated that as a result of the Whitehouse Corridor plan, they may have some recommendations that need to be fit into the economic development element of the Master Plan.

Mr. Monaco stated that he would volunteer to work on the circulation element. Mrs. Allen volunteered to work on the utilities element. Mr. Klotz volunteered to work on the Historic element. Mrs. Filler will work on the stream corridor, ordinances and Smart Growth. Mrs. Duffy volunteered to work on the flag lot language in the ordinance.

Madam Chair stated that the next work session will take place at the end of February. The circulation element will be addressed at the work session in March. The stream corridor ordinance will be addressed in April. The historic will be addressed in May.

Mr. Sullivan informed the board that the committee that is working on the Whitehouse Corridor Master Plan met last week to reorient themselves. They are making some modifications. They will be updating the maps. There will be some draft recommendations made for some land use classifications in accordance with those recommendations. At some point, he will bring to the board draft recommendations for the full board.

H. TECHNICAL REVIEW COMMITTEE

- 1. Mountain Woods
Preliminary Major Subdivision
Block 4, lot 57
Action date: February 2, 2006**

Mrs. Filler stated that the application was incomplete. The TRC recommended that the Planning Board request an environmental consultant. The main issues were the stream corridor issues and an EIS must be provided. Mrs. Filler stated that the applications were deemed incomplete and the applicant will be notified of same.

- 2. Luberto
Minor Subdivision
Block 60, lot 12
Action date: February 18, 2006**

Mrs. Filler stated that the applications were deemed incomplete and the applicant will be notified of same.

I. ADJOURNMENT

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

Respectfully submitted,

Linda A. Jacukowicz