

**READINGTON TOWNSHIP PLANNING BOARD**

**MINUTES**

**June 11, 2007**

- A. Vice Chairman Duffy called *the meeting to order at 7:10 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. Roll:**

<b>Mrs. Allen</b>	<b>present</b>
<b>Mr. Cook</b>	<b>absent</b>
<b>Mrs. Duffy</b>	<b>present</b>
<b>Mrs. Filler</b>	<b>present</b>
<b>Mr. Gatti</b>	<b>absent</b>
<b>Mr. Klotz</b>	<b>present</b>
<b>Mr. Monaco</b>	<b>present</b>
<b>Mr. Smith</b>	<b>present</b>
<b>Marygrace Flynn</b>	<b>absent</b>

**Brent Krasner - Clarke – Caton & Hintz**

**Valerie Kimson, Esq. Purcell, Ries, Shannon, Mulcahy & O'Neill**

**Joe Modzelewski - Hatch, Mott & McDonald**

**C. APPROVAL OF MINUTES**

- 1. May 29, 2007– Mrs. Filler made a motion to approve the minutes as amended. Mr. Kotz seconded the motion. Mr. Smith abstained. *Motion was carried with a vote of Ayes all, Nays none recorded.***

**D. RESOLUTIONS:**

- 1. Adner Ebeb Realty Corp.  
Minor Subdivision  
Block 39, lot 8.01  
Action date: May 29, 2007**

**This matter is carried to the next meeting.**

- 2. Saint Elizabeth Ann Seton Roman Catholic Church  
Final Major Site Plan  
Block 95, lot 15  
Action date: June 7, 2007**

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

**Roll call:**

**Mrs. Allen            aye**  
**Mrs. Filler           aye**  
**Mr. Klotz            aye**

- 3.     Heather Liardo  
       Minor Subdivision  
       92 Dreahook Rd.  
       Block 51, lot 25**

**This matter is carried to the next meeting.**

- 4.     Aurora R. Pipeling  
       Minor Site Plan  
       118 Main Street  
       Block 34, lot 7  
       Action date: May 24, 2007**

**Mrs. Allen made a motion to approve the resolution. Mr. Klotz seconded the motion.**

**Roll call:**

**Mrs. Allen            aye**  
**Mrs. Duffy           aye**  
**Mrs. Filler           aye**  
**Mr. Klotz            aye**  
**Mr. Monaco          aye**

- 5.     Sprint Spectrum  
       Preliminary & Final Major Site Plan  
       Block 64, Lot 31.03  
       1110 Barley Sheaf Road**

**This matter is carried to the next meeting.**

- 6.     Wilmark Building Contractors, Inc.  
       Amended Resolution for Final Major Site Plan  
       6 Lake Drive  
       Block 21.12, lot 46.08**

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

**Roll call:**

<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>

**E. TECHNICAL REVIEW COMMITTEE:**

None

**F. OTHER BUSINESS:**

**1. Responsibilities of board members and policies**

**This matter is carried to the next meeting.**

**2. Bellemead/Halls Mill Farm**

**Block 2.01, lots 9.01 & 11**

**Request for Extension to final approval**

**Lloyd Tubman, Esq. stated that she is with the firm of Archer and Greiner. She represents the applicant. They are requesting a one year extension for which notice was provided. Ms. Tubman stated that the project had originally been approved for 660,600 square feet of office space in 1988. It was approved for an 8 year term in anticipation that it would take Hunterdon County 8 years to create a TID package for roadway improvements. Last week, Hunterdon County announced the first preliminary cost assessment for road improvements. Eighteen months ago, Ms. Tubman appeared before the board requesting a 2 year extension. At this point in time, she is requesting a one year extension to the approval. Eighteen months ago, the RLSA sewer capacity was still before the Supreme Court deciding whether or not Windy Acres would be able to capture the gallonage. The court decided that Windy Acres is not entitled to that gallonage. There are 66,060 gallons of sewer capacity for which the applicant has paid one million and a quarter dollars to Readington Township for plant expansion. They paid their pro rata share for Elizabethtown Water's line extensions and to put up the water tank. Ms. Tubman stated that 18 months ago, they committed that they would comply with DEP's new stormwater regulations and the Readington Township's environmental regulations to the extent that they do not require a variance. At that time, the applicant did not**

have a purchaser. The property is now under contract with Higgin's Development Company.

Mrs. Allen stated that in the last 18 months, the township's zoning has changed. Ms. Tubman responded by saying that the applicant will take the new zoning and will recalculate the land area for the purposes of determining the floor area ratio that the land will support. They do have sewer capacity which in this township is scarce. They are able to enter into a contract. If at the end of the year, they cannot go forward, the applicant will not return for another year's extension. Ms. Tubman stated that the applicant will abide by the township's net area ratio ordinance.

#### **PUBLIC COMMENTS:**

There were no comments from the public.

Mr. Monaco made a motion to approve the request for additional one year contingent upon the COAH growth share as it exists, the stormwater ordinance, the stream buffer ordinance; the new FAR calculations and to reiterate the TID contribution from the last resolution. Mr. Smith seconded the motion.

#### **Roll call:**

Mrs. Allen	aye
Mrs. Filler	nay
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

#### **G. VOUCHER APPROVAL**

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

#### **H. PUBLIC HEARINGS:**

1. Solberg Aviation Co.  
Preliminary Major Subdivision  
Block 40, lot 1  
Carried and signed extension to June 25, 2007

Madam Chair announced that this matter has been carried to June 25, 2007

2. **Calvary Bible**  
**Block 67, lot 19.29**  
**Amendment to site plan**

Attorney Tubman stated that this was a misunderstanding at the last meeting. The applicant was present at the last hearing requesting an approval for a sign with moveable text face. The board denied the application. The applicant went back to the sign manufacturer and submitted the plan to the zoning officer. Ms. Tubman submitted a copy of the sign to the board. The zoning officer did approve a zoning sign permit for this sign. Ms. Tubman stated again for the board that there is no application. It is only a sign permit which was approved by Mr. Barczyk.

3. **Wilmark Building Contractors**  
**Final Major Subdivision**  
**Block 25, lot 38.01 –**  
**Signed extension and carried to June 25, 2007**

Madam Chair announced that this matter has been carried to June 25, 2007

**I. OTHER BUSINESS:**

1. Attorney Kimson stated that pursuant to the board's request at a prior meeting concerning the standardizing of the language within a conservation easement, she prepared a draft ordinance to establish uses permitted and prohibited in a conservation easement. She suggested that the board should review the material and discuss this at the next meeting.
2. Mrs. Allen stated that PSE&G has a new policy for cutting the foliage around their wires. She stated that they are cutting everything down to the ground. Trees are being destroyed. She suggested that a complaint be made to the Board of Public Utilities. Mrs. Allen recommended that the board send a letter of concern to the Board of Public Utilities and legislators.

Mrs. Filler made a motion that a letter should be sent to all of the above people mentioned and indicate that the stormwater runoff, soil erosion and wildlife habitat is devastating. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

**J. ADJOURNMENT**

**Mr. Monaco made a motion to adjourn the public meeting at 8:00 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Respectfully submitted,**

**Linda A. Jacukowicz**