

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
July 9 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. Attendance:**

<b>Mrs. Allen</b>	<b>absent</b>
<b>Mr. Cook</b>	<b>present</b>
<b>Mrs. Duffy</b>	<b>present</b>
<b>Mrs. Filler</b>	<b>present</b>
<b>Mr. Gatti</b>	<b>present</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>

**Beth McManus - Clarke – Caton & Hintz  
Valerie Kimson, Esq. Purcell, Ries, Shannon, Mulcahy & O’Neill  
H. Clay McEldowney - Hatch, Mott & McDonald**

**C. APPROVAL OF MINUTES**

**1. June 11, 2007 – Mr. Klotz made a motion to approve the minutes. Mrs. Filler seconded the motion. Mr. Cook abstained. Motion was carried with a vote of Ayes all, Nays none recorded.**

**D. CORRESPONDENCE**

**Mrs. Filler had a comment concerning the letter received from Marjorie E. Moore-Haney dated June 27, 2007 regarding Stephanie Moore’s property Block 66, lot 465 & Block 65, Lot 45.01, Block 55, lot 15. She wanted to know if an application had been submitted. Mrs. Duffy indicated that there was no application filed yet.**

**E. RESOLUTIONS:**

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

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

**Roll call:**

<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mr. Gatti</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>

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

**This matter will be carried to the next meeting.**

- 3. Sprint Spectrum  
Preliminary & Final Major Site Plan  
Block 64, Lot 31.03  
1110 Barley Sheaf Road  
Action date: May 14, 2007**

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

**Roll call:**

<b>Mr. Cook</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>Madam Chair</b>	<b>aye</b>

- 4. Bellemead/Halls Mill Farm  
Block 2.01, lots 9.01 & 11  
Request for Extension to final approval**

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

**Roll call:**

**Mr. Klotz**            **aye**  
**Mr. Monaco**        **aye**  
**Mr. Smith**          **aye**  
**Madam Chair**      **aye**

**F.      TECHNICAL REVIEW COMMITTEE:**

- 1**            **Michael Eng**  
              **Minor Subdivision**  
              **Block 97, lot 2**  
              **Action date: July 21, 2007**

**Mrs. Filler stated that the TRC recommended that the board deem the application complete.**

**Mr. Klotz made a motion to deem the application complete. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**G.      OTHER BUSINESS:**

- 1.      Responsibilities of board members and policies**

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

**H.      NEW BUSINESS:**

- 1.      An ordinance amending §148-50**  
              **Mandatory language to be included in conservation easements**

**Attorney Kimson stated that at the last meeting this information was circulated in draft form. It was carried to tonight's meeting for discussion purposes. In the meantime, the township attorney and township engineer had additional comments that have been incorporated into this draft dated June 29, 2007. Mr. McEldowney recommended that there should be no mowing of native grasses.**

**After discussion, Attorney Kimson suggested that the following language should be included: "a list of typical invasive species which are permitted to be removed is available at the township offices." Or in the alternative, the board could adopt an ordinance definition that would define "typical invasive species and/or non native species".**

**PUBLIC COMMENTS:**

**Ronald Berube, 7 Far Knoll Lane – He could see that the multifloral roses should be allowed to be removed.**

**Ingelore M. Krug wanted to know what category poison ivy would fall under.**

**Cheryl Filler stated that she would get a list of invasive species from the South Branch.**

**It was agreed that this would be carried to the next meeting.**

**I. OLD BUSINESS:**

- 1. Luberto  
Block 60, lot 12  
Request for extension to minor subdivision approval (expiring July 14, 2007)**

**At the last request for an extension, the attorney mentioned that the board had asked that they minimize the tree cutting in the site triangles and that this was holding up their ability to get signatures on the subdivision deeds. There was a recent report created by Clark, Caton & Hintz that described a tree plan. Additionally, Mr. McEldowney was going to contact the county to try to speed this along.**

**Mrs. Filler made a motion to extend the approval to September 14, 2007.  
Mr. Klotz seconded the motion.**

**Roll call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Gatti</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>

**J. PUBLIC HEARINGS:**

- 1. Solberg Aviation Co.  
Preliminary Major Subdivision  
Block 40, lot 1  
Signed extension and carried to August 13, 2007**

**Madam Chair announced that this matter was carried to August 13, 2007.**

- 2. Mountain Woods  
Preliminary Major Subdivision  
Block 4, lot 57  
Action date: July 13, 2007**

**Linda Grosso Jones, stated that she is with the firm of Cleary, Alfieri, Jones and Hoyle and that she is the attorney for the applicant.**

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

**Andrew Cangiano of Keller and Kirkpatrick Engineering stated that his firm is affiliated with Beardslee's Engineering. He stated that he is a licensed engineer in the State of New Jersey.**

**Mr. Cangiano testified that the application is for a major subdivision. The property consists of over 15 acres. It fronts off of Far Knolls Lane. The applicant is proposing to subdivide the property into 4 conforming lots. The lots vary in size from 3 acres to 6 acres. It is located in the Rural Residential zone. The application meets all of the bulk requirements for a subdivision. They are proposing to install a road going north off of the 90 degree bend on Far Knoll Lane. The new road will be approximately 450 feet long. They are requesting that the new road be dedicated to the township. They do not anticipate that this would be an extension to the Far Knolls Lane, but rather a new road intersecting the existing road.**

**Exhibit A-1 Sheet 5 from the set (Test Hole Location Plan)**

**Mr. Cangiano stated that Lot 57.04 consists of approximately 6 acres. There are some wetlands located on the property that have been delineated and they have received an LOI. He informed the board that there are also some steep slopes located near the wetlands, along with a waterway with a bed and bank meeting the criteria for a stream corridor. There was a question as to how to access the lot. One idea was to go around the top of the wetlands and circumvent most of the stream corridor, but still hitting the wetland buffer and then coming around to the easterly side of the lot, or in the alternative coming in at the lower portion of the property. They chose the lower portion of the site because it is a lot shorter distance and less trees need to be removed and less improvements. It does cross the portion of the site that has the stream corridor and wetland. They are seeking relief from the stream corridor ordinance. He stated that lot number (1) one will have sewer capacity. Lots 2, 3 and 4 will have septic systems. They have approval from the Board of Health.**

**Mr. Carbone was sworn. He stated that when he purchased the property, the owner had five sewer allocations for that property. He sold four back to the authority and retained one allotment.**

**Mrs. Duffy asked if the applicant had addressed Princeton Hydro's comments in the letter dated January 25, 2006. Mr. Cangiano was not familiar with that letter. She asked him to explain the differences associated with the revised plan so that the board can assess whether or not it will make a difference regarding Dr. Souza's comments. Mr. Cangiano stated that he did not know what Dr. Souza reviewed. McEldowney informed everyone that Dr. Souza reviewed the plan dated December 2005 and he examined the stormwater management report dated October 2005 which is the current report. Mr. McEldowney stated that there were some changes and a non formal EIS was submitted subsequent to Dr. Souza's review.**

**Mr. Monaco had a question regarding Mr. McEldowney's letter which addressed the frontage for Lot 1. He stated that there is a requirement for a road improvement for that section. Mr. Cangiano testified that the applicant would be responsible for improving one half of the street along the frontage on Far Knolls Lane. The applicant had no objection.**

**Mr. McEldowney suggested that prior to making a decision, Dr. Souza should review the latest documentation and the board should perform a site visit.**

**Mrs. Filler asked what the net lot area on the lots was. Mr. Cangiano stated that taking away all of the environmental constraints lots 2 and 3 are approximately 3 acres each, lot 1 is a 3 acre lot and 1.7 is the net lot area. Lot 4 is a 6 acre that has about 3 acres of usable lot area.**

**Mrs. Duffy referred to the roadway dedication, the applicant hadn't specifically stated if the new road would be dedicated to the township. Mr. Cangiano answered that their intent is to dedicate the road to the township.**

**Mrs. Filler recommended that the board perform a site visit.**

**Regarding the July 2, 2007 report from Clark, Caton & Hintz, Mr. Cangiano informed the board that there was nothing in the report that he would not comply with. They will provide the net lot calculations. They will also provide the conservation easement with the appropriate fencing on lot 4 and a small section would fall on the property line between lot 4 and lot 3.**

**Another comment had to do with the conservation easement. The applicant has agreed to provide a conservation easement encompassing the stream corridor, the steep slopes on the site as well as the wetland buffers and same will be delineated with a fence. Mr. Cangiano requested that the tree location be deferred to a plot plan submission.**

**Mr. McEldowney stated that he had a concern that the houses are shown setting far back from the front yard setback line which would impose a greater area of tree disturbance. Mr. McEldowney stated that a condition of approval could be that the extent of the disturbance to the trees would be minimized by virtue of locating the houses as close to the front yard set back as possible. Mr. Cangiano suggested revising the plans and including these notes that the disturbance of the trees would be minimized.**

**Regarding the issue of the street trees, Ms. McManus indicated to the board that this should be addressed after the site visit. Ms. McManus stated that the applicant should address the lighting issue with the board's engineer after the site visit as well.**

**Since the application was inactive for a long period of time and was slated to be destroyed, the applicant's attorney will provide a list of documents from her file that she believes were submitted to the board. This will be crossed check with the master file.**

**Attorney Jones stated that they still need to address the subject of turning over the detention basin to the township. Attorney Kimson informed the board that this is the subject for the township committee to make that decision.**

**PUBLIC COMMENTS:**

**Ronald Berube, 7 Far Knoll Lane- wanted to know where the detention basin would drain. Mr. Cangiano stated that it would drain to the same place that it drains to right now.**

**Ingelore M. Krug she wanted to know when the fencing would be installed for the conservation easement. Mr. Cangiano answered a delineation fence would be installed at the beginning of construction.**

**Bob Kimsey 11 Far Knoll Lane wanted to know where the wetlands were located. Mr. Cangiano indicated the areas on the map.**

**The board decided to carry the application to a site visit scheduled for August 11, 2007 beginning at 9:00 a.m. Mr. Berube agreed to allow the board members to park their cars in his driveway, known as 7 Far Knolls Lane. The public hearing will be carried to August 13, 2007.**

- 3. Wilmark Building Contractors  
Final Major Subdivision  
Block 25, lot 38.01 –  
Requested extension to July 23, 2007**

**Madam Chair announced that this matter has been carried to July 23, 2007.**

**K. ADJOURNMENT:**

**Mr. Klotz made a motion to adjourn the public meeting at 9:00 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Respectfully submitted,**

**Linda A. Jacukowicz**