

READINGTON TOWNSHIP PLANNING BOARD

MINUTES

September 10, 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:

Mrs. Allen	present
Mr. Cook	absent
Mrs. Duffy	present
Mrs. Filler	absent
Mr. Gatti	present
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	present
Marygrace Flynn	absent

Brent Krasner - Clarke – Caton & Hintz

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

H. Clay McEldowney - Hatch, Mott & McDonald

C. APPROVAL OF MINUTES

- 1. August 27, 2007 – Mr. Monaco made a motion to approve the minutes. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

D. CORRESPONDENCE

There were no comments regarding the correspondence.

E. RESOLUTIONS:

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

This matter has been carried to the next meeting.

- 2. Renaissance at Readington**

**Block 36, lot 49
Request for extension (2 year request)**

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

Roll Call:

Mr. Gatti	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

- 3. David & Lisa Lewis
Minor Subdivision
Block 73, lots 38 & 40**

This matter has been carried to the next meeting.

- 4. Calvary Bible Church
Block 67, Lot 20
Amendment to final site plan**

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

Roll Call:

Mr. Gatti	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

F. TECHNICAL REVIEW COMMITTEE:

- 1 Adolfina Estrada
ECHO Unit – Minor Site Plan
Block 13, Lot 25
47 Old Highway 28
Action date: October 5, 2007**

Mrs. Allen informed the board that the TRC recommended that this application should be deemed complete subject to verification of the acreage.

Mr. Klotz made a motion to deem the application complete. Mrs. Allen seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Gatti	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

G. OTHER BUSINESS:

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

This matter will be carried to the next meeting.

- 2. Responsibilities of board members and policies**

This matter will be carried to the next meeting.

- 3. Pleasant Run Greens
Concept Plan
Block 70, Lot 31.1**

Victor E. Vinegara stated that he is a professional engineer and planner licensed in the State of New Jersey. He informed the board that this matter is a conceptual matter for Pleasant Run Greens. The sketch labeled 1A depicts the property. It shows 6 lots that conform to the ordinance. They propose to use a single lane coming off of Pleasant Run Road, terminating in a cul-de-sac approximately 1,400 feet. They are also proposing a 100 foot buffer along the stream corridor. There is an existing farmer's pond, with a bridge and crossing that will not be modified. The bridge will be inspected by a structural engineer. The deck over the bridge will be slightly expanded. They propose to have the minimum requirement of 20 foot cart way with no curb, with bio swales. There are two dwellings existing on the site. One is occupied as a single family home and the other is a duplex. Both of the homes were occupied at one time. There is a tenant on the site. All of the lots except lot 1 have passing perk tests. There are a number of barns on the site

too. There is an existing driveway. He referred to Michael Sullivan's letter dated August 31, 2007 wherein recommendations were made to conserve the open space by clustering some of the design. Mr. Vinegara agreed that this is a good recommendation, however the lot yield is substantially less. However, they might be able to move the clustering to the other side of the bridge and yield 6 lots on that side. He has not configured that concept because this would also require a variance. This 6 lot subdivision does not require a variance.

Madam Chair wanted to know if the applicant was proposing to remove the existing homes. Mr. Vinegara answered yes, the structures would be removed. Mr. Smith asked what the third structure was. Mr. Vinegara answered that it is a cinder block structure.

Tim Jones, the owner of the property stated that he is a small builder by profession. He stated that he would like to save the house that is near the pond.

Mrs. Allen stated that the two family house is approximately 150 years old. Mr. Smith stated that the Historic Preservation Committee may need to review the house.

Ms. Kimson asked Mr. Jones if the Historic Preservation Committee wanted to inspect the house, could they contact him directly. He agreed. She recommended that he then notify the tenant of the date and time of the Historic Preservation Committee would perform the site visit.

Mr. Monaco was concerned about allowing the single house to remain a "pond house". Mr. Jones answered that if this house were to remain, there would be limitations in the resolution that it would only be an out structure.

Mrs. Allen recommended that they could down size certain lots in exchange for having an open space to include the pond. Mr. Vinegara answered that they will think about that suggestion. If they were to cluster the development they are only looking at going down to 65,000 square feet, and right now they are over 3 acres.

The board agreed to have another concept plan review. Madam Chair stated that the applicant has demonstrated that by right they have 6 lots. What would be the best way to configure the development for the applicant and the township.

Mr. Jones was concerned that if the Historic Preservation Committee is interested in the structure, he does not want to lose a lot. The board recommended that if that is the case, they should try to reconfigure the development to include that structure on the open space lot. It was agreed

that they would come back next month. Mr. Smith will notify the Historic Preservation Committee the applicant's information. This matter will be carried to September 24, 2007.

H. PUBLIC HEARINGS:

- 1. Solberg Aviation Co.
Preliminary Major Subdivision
Block 40, lot 1
Signed extension and carried to October 8, 2007**

Madam Chair announced that this matter has been carried to October 8, 2007. No further notice will be given.

I. ADJOURNMENT

Mr. Monaco made a motion to adjourn the public meeting at 7:48 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz