

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
November 26, 2007**

A. Madam Chair called the meeting to order at 7:12 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:

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

**Valerie Kimson, Esq. Purcell, Ries, Shannon, Mulcahy & O'Neill
H. Clay McEldowney - Hatch, Mott & McDonald**

C. APPROVAL OF MINUTES

1. November 13, 2007 – Mr. Cook made a motion to approve the minutes. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

2. November 13, 2007 Executive Minutes – Mr. Klotz made a motion to approve the minutes. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

D. CORRESPONDENCE

Mr. Smith stated that the Historic Commission requested that the Planning Board draft an ordinance for structures that have historic value and are slated for demolition. The ordinance would require that at the time a demolition permit is issued, the structure must be categorized as historic based upon the Master Plan, and that the owner would be required to document the structure prior to its destruction with measured drawings and photographs. Mr. Smith informed the

board that many other municipalities have similar laws governing their historic districts. It was recommended that Clark, Caton and Hintz should draft an ordinance for the board's review.

Mr. Smith made a motion to authorize the firm of Clark, Caton and Hintz to draft an ordinance that will protect structures that have historic value to be documented at the time a demolition permit is issued. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

On another matter, Mrs. Allen stated that she had questions regarding the memo from Hatch, Mott and McDonald regarding the Joanzee, Letter of Interpretation, Block 21.13, lot 6. She wanted to know if Mr. McEldowney could follow-up with more details at another date. Mr. McEldowney stated that he was aware that fines are imminent against the property owner, but have not been levied as of this date. The NJDEP is taking a strong position regarding this site. The property owner has to mitigate the property and restore it to its original condition. Mr. McEldowney was instructed to follow up with the NJDEP. Once the update is obtained, he will provide the information to the board. Mrs. Allen suggested that the board wants the NJDEP to enforce this matter as required.

Mrs. Allen made a motion that the Planning Board should send a letter in support of strict enforcement and rigid interpretation. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

E. RESOLUTIONS:

- 1. Michael Eng
Minor Subdivision
Block 97, lot 2**

Madam Chair announced that this matter will be carried to the next meeting.

- 2. Solberg Aviation Co.
Preliminary Major Subdivision
Block 40, lot 1**

Madam Chair announced that this matter will be carried to the next meeting.

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

1. Responsibilities of board members and policies.

Attorney Kimson will obtain a copy of the Board of Adjustment's policies to use as a guide for the Planning Board. Once received, this information will be re-circulated to the board at a future meeting.

**2. An ordinance amended §148-50
Mandatory language to be included in conservation easement**

Mrs. Filler informed the board that she has some of the comments from the Environmental Commission, but since Mr. Sullivan was not present this evening, it was agreed that this be carried to the next meeting.

H. PUBLIC HEARINGS:

**1. Wilmark Building Contractors
Motion for Reconsideration
Block 25, lot 38.01**

Madam Chair announced that this matter has been carried. No new date has been set.

**2. Mountain Woods
Preliminary Major Subdivision
Block 4, lot 57
Signed extension and carried to December 10, 2007**

Madam Chair announced that this matter has been carried to December 10, 2007. No further notice will be given.

**3. Rockaway Creek, LLC
Final Site Plan
Block 39, lot 57
Action date: December 6, 2007**

Ernest Renda, Esq., stated that he is the attorney for the applicant. He stated that the application is for final site plan approval for a 10,000 square foot child care center. The property is located on corner of County Line Road and Route 22 East.

Attorney Kimson swore in the applicant's engineer, Gregory Reddington and board's engineer, H. Clay McEldowney.

Mr. Renda stated that there were a number of outside approvals that were a condition of the preliminary site plan and to date all of those conditions have been met.

Greg Reddington of REDCO Engineering stated that he received a report from the board's planner indicating that all of the conditions that he required were satisfied. The applicant wanted to show the Planning Board members samples of the structure's exterior. Additionally, between the preliminary approval and the application for final, the applicant began their site work and it was determined to raise the building elevation by two feet. This improved conditions of the site including the down slope of the parking lot from Route 22 and it improved the all of the drainage conditions too. That change has been reflected on the drawing.

Mr. McEldowney concurred with Mr. Reddington's statement. He informed the board that the detention basin and the grading behind the building did not change.

Mr. Reddington displayed the new rendering to the board. It showed the specific "Learning Experience" depiction that is proposed for the site. The rendering was created after they selected all of the materials to make sure that they had all of the colors correctly identified.

Exhibit A-1 Colored artist rendering of the building façade.

Exhibit A-2 Board entitled "Rockaway Creek Learning Experience" of the exterior finishes

PUBLIC COMMENTS:

There were no comments from the public.

Mr. Renda stated in order for the construction official to process the building permit application the township committee entered into a Developer's Agreement and they have satisfied all conditions regarding the growth share. The applicant has paid 50% of the calculated growth share with the other 50% due upon the issuance of the Certificate of Occupancy unless the COAH lawsuit would change it back to the old standard which was 2% of the assessors evaluation.

Madam Chair informed the board that according to Dr. Souza's letter the plans are consistent with his notes.

Regarding the letter from Hatch, Mott & McDonald's letter, Mr. McEldowney stated that there are 5 comments. The first one had to do with the grade change; the second comment has to do with the establishment of an easement which is a

technical item related to the metes and bounds description; comment three had to do with anchoring details; comment four is a reminder that “as-built” plans reflecting any changes that may be made between now and completion would be reflected on those plans and placed permanently with the township; and comment 5 all of the outside agency approvals have been met.

PUBLIC COMMENTS:

There were no comments from the public.

COMMENTS FROM THE BOARD:

Mr. Monaco wanted to make sure that Mr. McEldowney’s comments from his letter should be reflected into the resolution.

Mrs. Filler made a motion to approve the application with the conditions set forth in the engineer’s letter. Mr. Klotz seconded the motion.

Roll call:

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|-------------|-----|
| Mrs. Allen | aye |
| Mr. Cook | aye |
| Mrs. Filler | aye |
| Mr. Klotz | aye |
| Mr. Monaco | aye |
| Mr. Smith | aye |
| Madam Chair | aye |

I. ADJOURNMENT:

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

Respectfully submitted,

Linda A. Jacukowicz