

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
January 12, 2009**

- A. **Valerie Kimson, Esq. called the meeting to order at 7:30 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.**

Present:

**Julia Allen
Jerry Cook
Elizabeth Duffy
Cheryl Filler
Gerard Shamey
John Klotz
Ronald Monaco
Ben Smith
Marygrace Flynn**

**Michael Sullivan, Clarke – Caton & Hintz
Valerie Kimson, Esq.
John Hansen, Ferriero Engineering**

- B. **Reorganization:**

Valerie Kimson, Esq., swore in the following Planning Board members:

**Julie Allen-Class I for a term of one year.
Ronald Monaco-Class II for a term of one year
Gerard Shamey - Class III for a term of one year
Jerry Cook – Class IV for a term of four years
Elizabeth Duffy – Class IV for a term of four years**

Nominations for Chairperson, Vice Chairperson, Secretary and Professionals

Mrs. Filler nominated Marygrace Flynn for Chairperson. Mr. Klotz seconded the motion.

Attorney Kimson asked if there were any more nominations for Chairman. None were indicated. A vote was taken on the Chairperson position. Motion was carried with a vote of Ayes all, Nays none recorded.

The meeting was turned over to Chairman Flynn.

Mrs. Filler made a motion to nominate Elizabeth Duffy Vice Chairman. Mr. Monaco

seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Chairman Flynn entertained the nomination of Secretary. Mrs. Duffy made the motion to nominate Linda Jacukowicz. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Chairman Flynn entertained the nomination for professionals. Mrs. Filler nominated John Hansen of Ferriero Engineering; Valerie Kimson, Esq. as solicitor; Scott Parker of Jacobs, Edwards & Kelcey as Traffic Engineer; Michael Sullivan of Clarke, Caton & Hintz as Professional Planner; Key-Tech Inspection and Testing Services; Dr. Steve Souza, of Princeton Hydro as Environmental Consultants; Ostegaard Acoustical Associates as Acoustical Consultants. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Chairman Flynn set the schedule for the Planning Board Meetings for the year 2009. The meetings will take place on the second and fourth Monday of each month. The second Monday will be designated for development applications. The fourth Monday will be set aside for planning work and administration. If the meeting falls on a holiday, the meeting will take place on the succeeding day. There will be no meeting the fourth Monday in December. Chairman Flynn asked for a motion to accept these dates. Mrs. Filler made the motion. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

C. TECHNICAL REVIEW COMMITTEE:

Mrs. Filler, Mrs. Allen and John Klotz volunteered to work on the Technical Review Committee for 2009. The meetings will take place prior to the Planning Board meetings, unless noticed. Mrs. Allen made a motion to approve the dates. Mr. Klotz seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Mrs. Filler made a motion to approve the TRC meeting dates. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

D. MINUTES

1. November 24, 2008 Mrs. Filler 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 24, 2008 Joint Meeting with Township Committee. Mr. Smith made a motion to approve the minutes. Mrs. Allen seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

3. November 24, 2008 Executive minutes Mr. Cook made a motion to approve the minutes. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

E. CORRESPONDENCE:

Mrs. Filler requested verification whether it was a septic repair or replacement for 108 Pulaski Road. Mr. Hansen answered that it was a septic repair.

Madam Chair referred to the correspondence from Mr. Daniel Matyola, counsel for Heather Liardo. The applicant's escrow account is deficient. Mr. Matyola has been informed numerous times that once the escrow account has been made current, his client will be listed for a hearing. Attorney Kimson stated that she will contact Mr. Matyola to try to resolve this issue.

F. PUBLICATIONS:

**Hunterdon Democrat
Hunterdon Review
Courier News
Star Ledger
Express Times**

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

G. TECHNICAL REVIEW COMMITTEE:

**1. C&E Commercial Properties, LLC
Block 31, Lot 6
Final Site Plan
4 Somerset Street**

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

H. NEW BUSINESS:

1. Voucher approval for December 8, 2008 & January 12, 2009 Mrs. Duffy made a motion to approve the vouchers, Mr. Klotz seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

I. RESOLUTIONS:

1. **Janet Rollero/Healthy U Personal Training, Inc.
Block 21.01, Lot 8
Minor site plan - Carried to next meeting**

2. **TC& D Builders, Inc.
Minor Subdivision
636 Old York Road
Block 97, Lot 4 – Carried to the next meeting**

J. OTHER BUSINESS:

1. **Zoning Ordinance Checklist revision**

Mrs. Filler made a motion that in its present format the document is consistent with the Master Plan and that it be forwarded to the Township Committee for review and if found acceptable that the ordinance be adopted. Mr. Klotz seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mr. Shamey	aye
Mr. Klotz	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

2. **Draft resolution reviews**

Madam Chair stated that in the future they will forward Michael Kovonuk copies of all proposed resolutions so he can review and add to the format if needed. A note will be forwarded to Mr. Kovonuk so that he is aware of the new process.

K. PUBLIC HEARINGS:

1. **C&E Commercial Properties, LLC
Block 31, Lot 6**

**Final Site Plan
4 Somerset Street
Action date: January 22, 2009**

Lloyd Tubman, Esq., from the law firm of Archer & Greiner, stated that she is the attorney for the applicant. She informed the board that the applicant is seeking final site plan approval. On May 10, 2004, the applicant received preliminary site plan approval. The improvements have been completed on the property. Pursuant to the report from Hatch, Mott & McDonald, the improvements are complete and meet the township's standards for final approval. She stated that there was one field change that was recommended by H. Clay McEldowney for a storm water connection to an inlet. There was a concern about the hours of operation. The applicant represents that the hours will be from 9:00 a.m. to 9:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday and Sunday. The exterior lights will be on timers and they will be turned off one hour after closing. The owner was ordered to notify employees that they are not allowed to park on Somerset Street and encouraged parking in the public parking lot. The applicant has posted a \$1,500 landscaping bond.

Mr. Mike Jennings from Turn South Ticketing was sworn by Attorney Kimson. He stated that there have approximately 75 employees, but they work in different shifts. At any point in time there could be 25 to 30 employees rotating in and out of the building.

Mr. Hansen stated that he reviewed the latest submission of the plans in response to Mr. McEldowney's December 2, 2008 letter. He informed the board that all of the plan changes that Mr. McEldowney requested have been addressed with the exception of item B 2, which is a simple revision showing the as built elevations and the approved elevations. The landscape maintenance bond should be a condition of approval. He recommended items 4 and 5 of Mr. McEldowney's report, which are operating conditions, be carried through to the final approval. Once these conditions are met the plans can be signed.

Mrs. Duffy made a motion to approve the application and to include the conditions outlined by Mr. Hansen. Mrs. Filler seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mr. Shamey	abstain
Mr. Klotz	aye

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

2. 2009 Reexamination of the Master Plan

Mr. Michael Sullivan, of Clark, Caton & Hintz testified that the last reexamination of the Master Plan occurred in 2007 which correlated with the six year anniversary of the previous reexam. Two new developments that affect the land use have come about and therefore the need to revise the document has occurred. One of the driving issues relates to “Wastewater Management” and also the release of habitat data from the New Jersey Landscapes Project.

The Water Quality Management Act which was adopted in 2008 requires counties and municipalities to update their Wastewater Management Plan. The county is working with all municipalities to generate information and to work through this process. There is a time requirement and the county must have this plan adopted by April of 2009. The best land use plan must precede the waste water management plan. The waste water management plan is now starting to push land use.

Mrs. Allen stated that the Water Quality Management Act was adopted in June of 2008.

Mr. Sullivan stated that the bulk of the reexam is what was adopted last year. The new items deal with the land use driven by the waste water management plan.

Mrs. Allen stated that every municipality in Hunterdon County will produce a chapter which will be later compiled into one report.

The land use plan will consist of recommendations regarding densities and the location of the sewer service areas.

Mrs. Allen suggested that Readington’s analysis should be more conservative than what the state is recommending.

Mr. Sullivan stated that in 1998 was the last time a comprehensive review of the land use plan. At that time they did not have the benefit of the Landscape Project. In subsequent years, they have addressed this matter basically on a site to site basis.

In 2008, two new versions of the Landscape Project were distributed. There was an updated version for New Jersey and then there was a version number three, which contains the data for the Highland’s region. Because Readington is on the verge of

the Highlands, it has an overlap with the Highland's information. A closer review needs to be performed regarding these coverage's and habitat. The land use plan may have to be adjusted once that information is obtained. This will dove-tail with the board's agenda with meeting the anti-degradation or the nitrate dilution standards located outside of the sewer areas. The land uses which have the more vulnerable habitat areas should go above the lot area standard that is suggested by the nitrate dilution model.

Mr. Sullivan stated that the plan identifies the recommended changes. Within areas that have a high level of environmental resources that are shown on the landscape plan, the NJDEP mapping, and also the areas where density has to be reduced significantly. He is proposing a "special resource residential district". The AR district should be readdressed. The RR district will also be reviewed. They will try to re-zone this area to the seven acre threshold. In the districts that are located along Route 22 that have some sewer capacity, he will look at changes that were suggested by the Whitehouse Corridor study that was performed.

Mr. Monaco recommended that at the bottom of page 27, the last sentence should be corrected because it states that Coddington Road is west of Ridge Road. Mr. Sullivan will make the correction.

Mrs. Duffy stated that on page 26, at the last paragraph, "...the AR zone should be extended to the north of Pleasant Run Road..." She recommended that Mr. Sullivan make sure that this is correct. Mrs. Allen answered that she believes that it was meant to reference Hillcrest and not Hillside.

Mr. Monaco referred to the top of page 28. He was concerned about the zone "Village Residential". He stated that this zone, without sewer reverts to RR zone. What is being proposed is to take some of the AR zone and some of the RR zone and situating it in the VR zone. There is no sewer capacity. He did not want to be accused of being capricious in a lawsuit. If there is no capacity, you should not expand the VR zone.

Mrs. Allen suggested that an overlay of the senior zone could be designated assisted living and this could be developed with a package treatment plant. Mr. Sullivan answered this could occur only if it met the requirements of the wastewater management plan.

Mr. Monaco also pointed out that the plan references Whitehouse Village, and there are other areas with a similar name. The other item is on page 30, the introduction of the PO district. There are so many conflicting goals occurring. He did not agree to the three stories on three acres or greater. Mr. Sullivan suggested taking out the more specific language at this point. He stated that he will eliminate the last two sentences under the PO paragraph.

Mr. Shamey pointed out that on page 28, he was apprehensive about identifying three specific lots for re-zoning. Mr. Sullivan indicated that he would strike the entire paragraph. Mr. Shamey commented about building height in the VC area as a means of encouraging property owners to have commercial use on the first level and residential use on the two upper levels. Mrs. Allen was concerned that an existing house might be demolished in order to be able to build a much larger structure. The historic character must be preserved in Whitehouse Station. Mr. Shamey recommended having architectural standards in place beforehand.

Mrs. Filler suggested that “billboards” should also be addressed. Mr. Sullivan suggested that he will incorporate this in the revised version.

Mrs. Duffy suggested that the scrolling signs should also be addressed.

(Mrs. Duffy exited the meeting)

Mrs. Filler suggested tree protection ordinance and a tree replacement ordinance should be included.

Mr. Shamey pointed out at the bottom of page 7, it should be made clearer to the reader on the subject of the court’s decision. On page 21 there is more detail regarding the decision.

Mrs. Filler stated that on page 13, concerning scenic resources, she wanted to include mountain tops.

PUBLIC COMMENTS:

There were no comments from the public.

Mr. Sullivan informed the board that he will revise the plan and it will be returned to the board for their review and approval.

Chairman Flynn suggested that if there are any more comments from the board, they should email Mr. Sullivan with their suggestions.

Mrs. Allen made a motion that the minor modifications should be incorporated into the text and a revised plan be prepared by Mr. Sullivan and that the matter be carried to January 26, 2009. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

L. ADJOURNMENT:

Mrs. Filler made a motion to adjourn at 9:21 p.m. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz