

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
January 26, 2009**

A. Chairman called the meeting to order at 7:47.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.

B. Attendance:

| | |
|--------------------|----------------|
| Mrs. Allen | present |
| Mr. Cook | present |
| Mrs. Duffy | present |
| Mrs. Filler | present |
| Mrs. Flynn | present |
| Mr. Shamey | present |
| Mr. Klotz | present |
| Mr. Monaco | present |
| Mr. Smith | present |
| Madam Chair | present |

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

C. APPROVAL OF MINUTES:

1. January 12, 2009 Mr. Klotz made a motion to approve the minutes as amended. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

D. CORRESPONDENCE:

Mrs. Filler reminded the board that the 18th Annual Awards Program sponsored by Hunterdon County takes place the end of March.

The board decided to nominate Merck and the Readington Township Planning Board for the New Jersey Planning Achievement Awards Program. Mrs. Filler agreed to submit the applications.

On another matter, a copy of the Bellemead Development Corporation LOI permit application was received by the board. The board was concerned that if the applicant moves forward, would their COAH plan be in jeopardy. Mr. Sullivan suggested that the township monitor the non-residential building.

E. RESOLUTIONS:

1. Professional Services Resolution

Mrs. Allen made a motion to approve the resolution. 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 Janet Rollero/Healthy U Personal Training, Inc.
 Block 21.01, Lot 8
 Minor site plan

Attorney Kimson informed the board that the driveway square footage must be inserted into the resolution and that the board can approve same subject to obtaining this information.

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

Roll call:

Mr. Cook aye
Mr. Klotz aye
Mr. Monaco aye
Mr. Smith aye
Mrs. Duffy aye

3. TC& D Builders, Inc.
 Minor Subdivision
 636 Old York Road
 Block 97, Lot 4
 Action date: November 24, 2008

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

Roll Call:

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

F. TECHNICAL REVIEW COMMITTEE:

1. **James McDonald**
Block 23, Lot 11
Minor Site Plan
149 Main Street
Action Date: January 26, 2009

The TRC determined that the application remains incomplete.

- 2 **Ridge Road Realty, LLC**
Preliminary Major Subdivision
Block 38, Lots 54, 74, 75
Pearl Street
Action date: February 7, 2009

The TRC determined that the application remains incomplete.

G. OTHER BUSINESS:

1. **Voucher Approval - Mrs. Filler made a motion to approve the vouchers. Mr. Smith seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

2. **Planning workshop – Mr. Shamey volunteered to attend the NJPO workshop that will be held at the Hunterdon Central High School in March.**

3. **Checklist amendment – Mrs. Filler stated that the Board of Adjustment has made a recommendation to the Township Committee to amend the checklist to require an applicant provide documentation printed double sided whenever possible. Another recommendation that Mrs. Filler made was to distribute the vouchers electronically. Madam Chair recommended that Hunterdon County Soil Conservation letters be submitted electronically too.**

4. **Master Plan Elements – Madam Chair stated that she would prefer to work on the Reexamination to the Master Plan. Once that has been completed, the board should work on the Master Plan Elements.**

Mrs. Allen suggested that the proposal is to separate agriculture from conservation and natural resources. They will review the Utilities; Circulation; and Goals Policies and Objectives. The 1990 Master Plan Goals and Objectives Element must be incorporated into one comprehensive document. Mr. Sullivan suggested that this be discussed with the Planning Board subcommittee prior to going before the full board. Ron Monaco, Julia Allen and Marygrace Flynn will work on the subcommittee and they will meet before February 9, 2009. Mr. Sullivan will forward a draft of the Goals and Policies to the subcommittee prior to that date.

Mrs. Allen also suggested that the Historic Preservation Plan should be created. The inventory of contributing structures and the structures that have been

demolished should be updated and submitted to the board. Mr. Smith informed the board that an inventory was created by the Historic Preservation Commission, including photographs. A meeting should take place with the Chairman from the Historic Preservation Committee. The status of this matter will be researched. Mr. Smith volunteered to work with the Chairman of the Historic Preservation Commission. The Planning Board would like to update this element in concert with the Historic Preservation Commission's vision for the future.

H. NEW BUSINESS:

1. Ordinance amendment #03-2009 amended ordinance #11-2007

Mr. Hansen stated that there are minor modifications to encourage applicants to satisfy multiple Best Management Practices and to get infiltration and water quality consistent with the State's standards.

Mr. Monaco made a motion to recommend adoption of this ordinance and that the ordinance is not inconsistent with the Master Plan. Mrs. Filler 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. Ordinance amendment checklist #04-2009

Mrs. Filler made a motion to recommend adoption of this ordinance and that the ordinance is not inconsistent with the Master Plan. Mr. Monaco 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

I. PUBLIC HEARINGS

1. 2009 Reexamination of the Master Plan

Attorney Kimson stated that this matter has been tabled. The board needs to capture all of the comments and have the finalized draft before the board for review. Once that is accomplished, the document will be re-noticed and sent to the County. All comments must be submitted to the board by February 9, 2009. The public hearing for this matter will be set for March 9, 2009.

Mr. Klotz wanted to know if the category of parks and recreation was a separate part of the plan. Mr. Sullivan answered that it is an existing Master Plan Element. Mr. Sullivan also wanted to let the board know that the Farmland Preservation Element was divided out pursuant to the SADC regulations. In December 2007, the township submitted a plan to the State. The plan has been reviewed and a series of comments were finally received by the township. Mrs. Allen suggested that this plan must be updated.

Regarding the Circulation Plan, Mr. Sullivan wanted to suggest that bicycle and pedestrian paths could be submitted as part of the plan. Mr. Klotz wanted to make sure that those persons within the township who are working on these plans should be consulted on this element. Mr. Sullivan agreed.

Attorney Kimson informed the board that currently there is an ordinance that requires sidewalks unless otherwise waived by the board. If a bike path is something that the township would envision, then it should be required that a bike access, bike paths and/or bike racks are required to be built in every development unless otherwise waived by the board. It is already addressed in the Reexamination Report, but some language would have to be included in the Master Plan and that would be the catalyst to create an ordinance.

Mrs. Filler informed everyone that the New Jersey Landscape Project only covers habitat for fauna, not for flora. It does not identify critically endangered trees and ground covers. She wanted to know if the township is protected if reference is only made to the New Jersey Landscape Project habitat data, or does additional information have to be submitted in order to identify important flora. Mr. Sullivan answered that he would add some language to the Reexamination Report document.

Mr. Shamey voiced his concerns regarding adopting the various elements of the Master Plan in a timely manner. Any zone change would not take place until after the Master Plan was amended. Mr. Sullivan informed everyone that once the Land Use Elements and Goals and Objectives Elements are in place, a zone change could occur. Mr. Shamey was hopeful that in the near future the township would be in position to make zone changes along Route 22. The Whitehouse Corridor Master Plan draft has been created. He recommended that this area be placed on a fast track for a zone change. Mrs. Allen stated that the board should focus on Goals and Policies, Land Use and the Utility Elements first.

Madam Chair announced that on February 9, 2009, it is expected that all of the board's comments will have been forwarded to Mr. Sullivan. At that time the board could adopt the document as their final draft. The public hearing is proposed to occur on March 9, 2009. The subcommittee agreed to meet on February 5, 2009.

J. ADJOURNMENT

Mr. Cook made a motion to adjourn at 8:57 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz