

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
February 25, 2008**

**A. Chairman called the meeting to order at 7:40 p.m. announcing that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised.**

**B. Attendance:**

<b>Mrs. Allen</b>	<b>present</b>
<b>Mr. Cook</b>	<b>present</b>
<b>Mrs. Duffy</b>	<b>present</b>
<b>Mrs. Filler</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Mr. Getz</b>	<b>present</b>
<b>Mr. Klotz</b>	<b>present</b>
<b>Mr. Monaco</b>	<b>present</b>
<b>Mr. Smith</b>	<b>absent</b>
<b>Madam Chair</b>	<b>present</b>

**Brent Krasner, Clark – Caton & Hintz  
Valerie Kimson, Esq., Purcell, Ries, Shannon, Mulcahy & O’Neill  
H. Clay McEldowney – Hatch, Mott & McDonald**

**C. APPROVAL OF MINUTES:**

**1. February 11, 2008 - Mrs. Filler made a motion to approve the minutes. Mrs. Duffy seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.***

**D. CORRESPONDENCE:**

**Mrs. Allen referred to the memo forwarded to Princeton Hydro regarding the NJ Flood Hazard Area Control Act Rules and recommended that time should be scheduled at a workshop meeting in order for the board to have an opportunity to discuss the stormwater rule status and the new flood hazard area rules. Also, she informed the board that a grant was recently completed for the regional stormwater management plan for Holland Brook and Pleasant Run and recommended that the board review the results of that management plan.**

**Regarding the letter from TC&D Builders, Mr. McEldowney stated that the applicant would like to have an informal discussion with the board’s professionals. The board agreed that the professionals should meet with this applicant.**

**Mrs. Filler stated that she received a letter from Assemblyman Michael Doherty regarding a bill that he introduced to require the township to go back to the taxpayers every time they want to purchase property for open space. She stated that this would adversely affect the township’s ability to proceed swiftly. She requested that a letter should be drafted by the Planning Board and forwarded to**

him alerting him of the fact that this would negatively impact the township's ability to purchase open space in a timely manner. The board is of the consensus to oppose the bill. Mrs. Filler made a motion to write the letter. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

**E. RESOLUTIONS:**

1. **Wilmark Building Contractors  
Final Subdivision  
Block 25, Lot 38.01**

**This matter has been carried to the next meeting.**

2. **Solberg Preliminary Major Subdivision  
Block 40, Lot 1  
60 Day extension to submit revised plans**

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

**Roll call:**

Mr. Cook	aye
Mrs. Filler	aye
Mr. Getz	aye
Mr. Klotz	aye
Madam Chair	aye

**F. TECHNICAL REVIEW COMMITTEE:**

- 1 **Tom Jr. Properties  
Preliminary Major Subdivision  
Block 36, Lot 96  
1 Railroad Lane  
Action date: March 10, 2008**

**Madam Chair stated that the TRC determined that this application remains incomplete.**

- 2 **LFP Holdings, LLC  
Minor Subdivision  
Block 77, Lot 28  
204 Pleasant Run Road  
Action Date: March 16, 2008**

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

**G. NEW BUSINESS:**

1. **List of Master Plan Topics**

Madam Chair asked if anyone would like to add to the list, please notify her immediately. The Board of Adjustment has concerns regarding the lighting ordinance because it is never in sic with the planner's recommendations. The board always prefers less lighting that what is required in the ordinance. Also, they cell tower ordinance needs to be amended because when this was initially crafted, only the cell towers were considered. No on envisioned the amount of space the utility sheds would take up at the foot of the tower. Mrs. Filler recommended that the board review the sign ordinance too.

2. Whitehouse Corridor Zone Plan Draft dated September 6, 2007 – Brent Krasner informed the board that his office prepared the plan. Route 22's visual character and the development has been something that the township has been working on for some time. There was lot consolidation encouragement. They looked at the existing zoning, and circulation patterns along Route 22 and the village of Whitehouse Station and Whitehouse and proposed a series of zone changes. Once the zone changes are enacted they can lead to design recommendations. The key is that the zoning must be changed. They recommend smaller scale office and service retail zoning in certain areas. In other areas they would encourage existing residential zone. They are also encouraging some density transfers in the area of Country Classics to try to preserve some of the land in the RR zone and put it on Route 22. Madam Chair stated that they are trying to get away from the "Greenbrook east" look. Mr. Krasner stated that there is a component that speaks about clustering development at the intersection of Route 523 and Route 22.

Mrs. Duffy suggested keeping the ROM zoning along route 22. She did not feel that the residential zone should be placed along Route 22. This would provide the opportunity for ratable. Mrs. Allen stated that there are two pieces of property that are located along the railroad. The idea is that if the township is going to have an ROM-2 zone that would be an appropriate place and there is not a large area designated for ROM-2.

Mrs. Allen stated that the proposed plan is improved because one of the concerns that they had would be that the historic village of East Whitehouse could be overtaken by inappropriate commercial development. In the very first block of land there are several pieces that extend all the way to Old Highway. Block 17 is in the Business Zone. She is concerned that when you have a six acre business parcel, that is large enough for a strip mall. It could translate into a large square footage of retail space. She wanted to make sure that that is what the Planning Board envisioned. She recommended splitting those lots. The commercial zone could be on Route 22 and the residential behind it. This would preserve the residential quality of Old Highway. The general consensus would be to split the zone between VR and Business Zone.

Mr. Monaco asked that on Page 13 of the plan, when they talk about the potential for the additional RO and ROM zone and Commercial zone increases, where do the developments that have been approved fit into these numbers or are they in addition to these numbers. Mr. Krasner answered that these numbers where a "build-out" analysis. The numbers were built-out potential. It took into account sewer capacity and existing zoning and it tried to extrapolate out potential build-out. Mr. Krasner informed the board that under the current zoning, the potential for development was much greater than originally anticipated.

Mr. Monaco stated that the report was very comprehensive, however he was concerned about the zoning on Coddington Road. The R-1 density transfer. This is a large

piece of property and it will be outside the sewer district. It will be sitting next to 215 units and it will be on a road that will be taxed with more cars. Mrs. Flynn informed everyone that they struggled to find an area for the development transfer area and felt that this was the most desirable sites. These lots have highway access and could create a village type feeling. Mr. Monaco calculated that it could be 6 or 7 units per acre which could lead to 400 units.

Madam Chair summed up the board's concerns by stating that density is a problem and what controls do they have. The board wants to concentrate their growth but they need more control than what is outlined. Mr. Kranser stated that the next step would be to come up with a more specific controls to create the zone and layout all of the regulations. Mr. Monaco felt to eliminate the pilot on the east and pursue the property to the west as a pilot. Madam Chair stated that another change that was discussed was limiting the size of the houses.

Mrs. Duffy asked how closely are going to look at what the rural parcel would yield. It is not going to be a pure math equation for example that 12 acres would yield 4 houses. If the property is an odd shape and there could be constraints on the property. She wanted to make sure that people will not be buying a constrained piece of property and then trying to develop it. Mr. McEldowney answered that when they develop the zoning regulations, they could put in the requirement for a qualifying plan.

Madam Chair suggested that the next time this topic is discussed, that Clark, Caton and Hintz should bring in a sample as to how a streetscape would look.

Mrs. Allen referred to the PND zone, on Railroad Avenue. She stated that Railroad Avenue is very rural. It seems out of character to put any more density in this area.

Mr. McEldowney stated that improvements for Route 22 and School Road are being planned. He informed the board that this is a dangerous intersection. School Road was improved a few years ago, but does not have sidewalks extending up to Route 22. So the pedestrian connection between the properties that are surrounding the school is interrupted by several hundred feet. Somerset Street, the first half of the street as it intersects Route 523 is narrow. There is approximately the same length of street heading east where there are 3 residential properties fronting on the street. The street is narrow; it is an unimproved gravel street.

Madam Chair informed Mr. McEldowney that he should provide his comments regarding the Circulation Plan. Clark, Caton & Hintz needs road information, including inlets, curb cuts, and signs from Mr. McEldowney's office. Mr. McEldowney stated that he would have to get permission from the Township Committee to complete this information since there will be costs associated with it.

At the next workshop meeting the board will have a general discussion regarding the water quality, and the new flood regulations. Dr. Souza will also be invited to attend this meeting. Madam Chair stated that Clark, Caton & Hintz should review the zoning in regarding the township's water resources. Mrs. Allen suggested reviewing the RR zone. She stated that the importance of having the rural residential zoning be sensitive to its impact on water quality.

Mrs. Filler made a motion to direct Clark Caton & Hintz to review the RR zoning regarding the water resources. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

Madam Chair indicated that at an upcoming workshop meeting they will look in the matter of views capes, historic preservation, missing areas and update ordinances. A general discussion should take place regarding the Master Plan and the town wide zoning period.

Mrs. Allen had another comment on the Whitehouse Plan. At the center designation they designate critical and environmental sites and one of them is the wooded area to the north border of Lake Cushetunk. It falls in the proposed zoning VR. She was concerned about the intensity of the VR zone and its impact on that proposed critical environmental site. The critical historical sites that are also designated in the center have East Whitehouse highlighted by not Whitehouse Station Center. She wanted to know if there was a reason for that. Mr. Monaco also wanted to know if the Hospitality Zone was an overlay or was that a new zone. Mr. Krasner stated that this is a new zone that encompasses the Ryland Inn property. Also, the new SMO zone that is proposed will allow for residential use above retail use.

#### H. EXECUTIVE SESSION:

Mr. Klotz made a motion to enter executive session at 9:08 p.m. for the following matter. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

1. Readington Township Planning Board adv. Heather Liardo

#### I. ADJOURNMENT

Mrs. Filler made a motion to adjourn the executive at 9:28 p.m. and re-open and adjourn the open session. Mr. Cook seconded the motion. Motion was carried with a vote of *Ayes all, Nays none recorded*.

Respectfully submitted,

Linda A. Jacukowicz