

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
March 10, 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>absent</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>

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

**C. APPROVAL OF MINUTES:**

**1. February 25, 2008 - Mrs. Filler made a motion to approve the minutes as amended. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**2. February 25, 2008 – Executive Minutes - Mrs. Filler made a motion to approve the minutes as amended. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**B. RESOLUTIONS:**

**1. Wilmark Building Contractors  
Final Subdivision  
Block 25, Lot 38.01 – carried to the next meeting.**

**C. VOUCHER APPROVAL**

**Mrs. Filler made a motion to approve the vouchers as submitted. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**D. OTHER BUSINESS:**

- 1. Capital Improvement review  
Block 39, lot 49  
Block 40, lot 2**

**Julia Allen recused herself from this application.**

**Sharon Dragan, Esq., stated that she is appearing on behalf of the Township Committee. She stated that this application is owned by Theodore and Grace Peters. The two properties together are a total of 70.69 acres and both are located in the Rural Residential Zone, which is 3 acre zoning. The Township has a contract with the owners to purchase an agricultural development rights easement on a major portion of the property consisting of approximately 58.96 acres under the Planning Incentive Grant program for 2005. These easements have to be closed by June of 2008. Contractually the township was requested to divide off two portions of the map. One lot borders on Chambers Brook Road. It states proposed Lot 49.08 consisting of 3 acres. This lot was originally 5 acres and a part of the Estate of Sunderoft and was merged by the property owner in 2005 and now it will be unmerged back to 3 acres. The other piece of property to be divided off is proposed lot 49.12 consisting of 3 acres. At one point, this piece of property was cut off as part of a subdivision of the Smith Branch Road area in 1970's, and this lot will also be unmerged. The stem that is between the two cul-de-sacs under this easement will be preserved. This area consists of 6 acres that is a severable exception. This area goes around the barn and the house. It gives the property owner the right at some point in the future to divide that area. This is not part of the easement. They would have to come back to the board for approval. Ms. Dragan submitted a copy of the contract for the file.**

**Mrs. Duffy was concerned about the severable exception. She stated that this is a 3 acre zone. The property consists of exactly 6 acres. In order for this to be 2 conforming 3 acre building lots, they would have to align perfectly with no buffers, no waste whatsoever. She wanted to make sure that by the Planning Board granting something entitled "severable" there is no implication that the board agreed there could be 2 lots. She stated that she never saw an exactly 6.00 acre parcel be divided into exactly 2, 3 acre lots.**

**Ms. Dragan answered that all municipal, federal and state ordinances, rules and regulations always continue to comply. This statement is in the easement language.**

**Attorney Kimson explained that the word "severable" on the plan is not intended to mean that the planning board is guaranteeing future division of the property.**

**PUBLIC COMMENTS/QUESTIONS:**

**There were none.**

**Mrs. Duffy made a motion to approve the application. Mr. Klotz seconded the motion.**

**Roll Call:**

<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Getz</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**E. RESOLUTION:**

- 1. Capital Improvement review  
Block 39, lot 49  
Block 40, lot 2**

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

**Roll Call:**

<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Getz</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**F. NEW BUSINESS:**

- 1. Readington Township Open Space Stewardship Plan Proposal**

**Mr. Klotz stated that since the January 14<sup>th</sup> meeting when they decided to pursue the possibility of a grant from ANJEC to work on inventorying easements and the issue of invasive species in the easements.**

**A subcommittee comprised of Julia Allen, John Klotz Steve Foster from the EC and Jay Kelly from Open Space and the Environmental Commission met several times**

with Dr. Souza. A proposal was created that will be presented to the Township Committee. A draft of the subcommittee's proposal was forwarded to the Planning Board. Mr. Klotz stated that they propose to inventory conservation easements and map them in GIS format and then develop a standardized assessment protocol based upon different types of environment and issues that would be applied to pieces of property. They would also conduct field inspections of the individual pieces of property to categorize them and match them against the assessments. This information would all go into a GIS data tables that would be attached to a map. Each site would get its own recommended maintenance program based on all of this collected information, along with inspection schedules. There is also a public outreach component. They are proposing to create a pamphlet for distribution to landowners explaining the importance of conservation easement land and other issues.

Mr. Klotz informed the board that they are seeking a \$20,000 grant from ANJEC. It would probably cost another \$9,500 to \$10,000 in cash to put all of this together. This would be township's obligation. In addition to that, there would be in kind volunteers and township employee participation that would add on top of this amount as part of the matching funds.

Dr. Souza stated that regarding the GIS framework, it would not just be the creation of maps, they would also be able to integrate spatial data which will be the map co ordinance of each one of those parcels. Dr. Souza estimates that there are approximately 200 to 250 parcels, many of which would have to be digitized. They will be able to interface this information with relational data tables. This information will include current conditions, what type of easement is it, the importance of the easement. They would be able to link photographs to this information. The other two key components will be a standardized procedure for the township whoever would be assigned to this i.e. enforcement officer to make sure there is no encroachment into the easements. This will address some open ended issues that were in the conservation easement ordinance. This is unique and he felt that ANJEC would look favorably upon this. He did not know of any other grant of this type that ANJEC has funded in the past.

Mr. Sullivan informed the board that for years they have been working with the parcel map trying to attach data. This is a great opportunity to get this information on the map from the conservation side. He stated that there should be a provision to actually attach the easement document. Dr. Souza stated that could be a component of the GIS file.

Mr. Klotz stated that at the next Township Committee meeting, a resolution should be memorialized supporting the project and guaranteeing the matching funds. The deadline for the grant submission is March 31, 2008.

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

**G. PUBLIC HEARINGS:**

- 1. Serra, Anthony & Judith  
Preliminary Major Site Plan  
Block 36, Lot 96  
Signed extension to March 10, 2008**

**Anthony Serra stated that he is the applicant and was previously sworn. At the last meeting that took place on January 14, 2008 it was discussed to move the stormwater basin to the back of the building. Revised plans were submitted showing the basin located behind the building and underground.**

**Judith Serra remained under oath and testified that she proposes a natural playground. She stated that there will be an area designated as the “enchanted garden” area. There will be perennial flowers planted in this area. Another area of the playground will be the “mountain climb” area. Everything on this playground will be natural. Nothing will exceed 4 feet in height, except for the climbing bar. They are also proposing a vegetable garden, a fitness trail and a sand dig area. All elements of the playground meet the Consumer Products Safety Commission standards and the New Jersey Playground Safety Standards for children ages 4 to 6 years old.**

**Mrs. Duffy wanted to know where the shade trees were going to be planted. Mrs. Serra answered that they are proposing 2 trees. Mr. Sullivan stated that the trees should be shown on the plan. Additionally, with installing some of the playground elements there could be conflict with the stormwater management system and the existing trees that they are proposing to save. Mr. Sullivan recommended planting additional shade trees and not to rely on ornamental trees.**

**Exhibit A-9 – Revised Plan**

**Ian Hill Van Cleef Engineering, remained under oath. He referred to the following reports Princeton Hydro’s report dated February 21, 2008, Michael Sullivan’s report February 21, 2008 and H. Clay McEldowney is dated March 3, 2008.**

**Referring to Michael Sullivan’s report, Mr. Hill stated that on page 5, item D regarding the fencing between the school and residential properties. He stated that they have provided a 25 foot buffer with a stockade fence and dense plantings that he feels provides the adequate screening to the residential property located to the south. Mr. Sullivan answered that originally they talked about moving the fence closer in, but he overall felt that the planting density should be increased. The applicant needs to meet with his office to go over this matter. The applicant agreed to meet with the planner.**

**Exhibit A-10 Colored rendering**

**Mr. Hill referred to the exhibit to demonstrate the board the layout of the back of the property.**

**Exhibit A-11 Colored rendering demonstrating the density of the landscape plan in the 25 foot buffer.**

**Mr. Hill stated that the sidewalk is 4 feet wide, and allows 5 feet for open space for the planting of the shade trees. This is near the internal parking circulation island. A sidewalk is proposed to run along the length of parking stalls. The submission letter incorrectly mentioned that the sidewalk was 6 feet wide. There are 21 parking spaces proposed.**

**Item number 5, on page 8 of Mr. Sullivan's report, Madam Chair asked if they were going to add the pickup and drop off details on the revised plans. Also, the applicant will provide details of the pavers in the cross walk. Details of the stairs will be provided. The applicant will comply with the planting comments. Regarding the lighting, they will add the fixture details to the plan. Lights will be turned off by 8:00 p.m. except for security lights. The façade details will be provided by the architect.**

**Regarding to Mr. McEldowney's report, there are several details that were not added to the plan. The applicant has every intention to comply with his request. Mr. McEldowney requested that the sidewalk be 6 feet wide.**

**The queuing outline will be a condition of approval. It will also appear in the resolution. Mr. Hill stated that they will comply with all of Mr. McEldowney's report.**

**Dr. Souza stated the there are technical items that must be cleaned up. E E&S plan there are a few additions that should be in the E and S Plan. Some of the trees will have to be removed in order to install the infiltration system.**

**Robert Clerico referred to sheet number 6 which is the landscaping plan. On that sheet, the trees that are proposed to be removed are shown and also the trees that they are going to save. He stated that there is flexibility.**

**Mrs. Allen asked that the split rail fence that they are proposing around the playground, would that be sufficient. Mr. Hill answered that there will also be wire mesh installed.**

**Mrs. Duffy was concerned about the location of the fire exit. She wanted to know if this was the only fire exit. Mr. Serra demonstrated where another gate will be located. Also, Mr. Sullivan suggested that they plant only native species.**

**PUBLIC COMMENTS:**

**Gilbert (inaudible) stated that they are improving the property.**

**Liz Woods – spoke about the need for the pre-school and was in favor of the application.**

**Tiffany Barka, Whitehouse Ave. She made a comment regarding the old green house that is located on the property.**

**Cindy Leach stated was in favor of the application.**

**Madam Chair wanted to know if they were going to have a summer program. Mrs. Serra answered yes, it will be an enrichment program.**

**BOARD COMMENTS:**

**Mr. Monaco was pleased to see the board’s comments on the newly revised plans.**

**Mrs. Duffy felt that the revised plan was improved.**

**Mrs. Allen and Mrs. Filler both felt that the township needs something like this school.**

**Mr. Getz stated that the there is a big difference from the first plan and it is greatly improved.**

**Madam Chair stated that there is a need for this type of school.**

**Attorney Kimson stated on the record the conditions of approval: Mr. Serra will supply documentation of the existing structure to the Historic Preservation Commission; and that the applicant will comply with the board’s professionals.**

**Mrs. Filler made a motion to approve the resolution. Mrs. Allen seconded the motion.**

**Roll call:**

<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Getz</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**H. OTHER BUSINESS:**

**1. Administrative Order No. 2008-02**

**Dr. Souza provided this information to the board. He stated that he will provide a memo regarding this matter for the board for the next meeting. He stated that this affects the 300 foot buffer off of C-1 Streams. It changes conditions as to what and what cannot be done within the 300 foot buffer. Dr. Souza it allows for encroachment into the outermost 150 foot of the 300 foot buffer. One significant change would be to allow a new outfall into C-1 stream.**

**I. ADJOURNMENT**

**Mrs. Filler made a motion to adjourn at 9:28 p.m. Mrs. Duffy seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.**

**Respectfully submitted,**

**Linda A. Jacukowicz**