

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
March 23, 2009**

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:

Mrs. Allen	present
Mr. Cook	present
Mrs. Duffy	absent
Mrs. Filler	absent
Mrs. Flynn	present
Mr. Shamey	absent
Mr. Klotz	absent
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. March 9, 2009 Mrs. Allen 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:

There were no comments regarding the correspondence.

E. RESOLUTIONS:

1. 2009 Reexamination of Master Plan

Mr. Cook Allen made a motion to approve the resolution. Mr. Monaco seconded the motion.

Roll Call

Mrs. Allen	aye
Mr. Cook	aye
Mr. Monaco	aye

Mr. Smith aye
Madam Chair aye

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

1. Voucher Approval

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

H. NEW BUSINESS:

1. Work session – Ordinance review

Madam Chair stated that at this meeting the board will endeavor to identify the ordinances that need amendments.

Some of the items that were suggested to review were the FAR and impervious coverage, especially in the Business Zone. Review the agricultural uses in the Rural Residential Zone, and the open space set aside as a result of a cluster development. It was recommended that the purpose of the open space in the cluster development in the RR Zone be designated strictly for conservation and natural resource protection. Additionally, revise the ordinance to mandate cluster development in the RR Zone in order to prevent large lawns and ultimately destroy habitat and water quality.

Mr. Smith suggested re-evaluating the minimum lot size in the AR zone in light of the updated regulations for wastewater management.

The cell tower ordinance for equipment shelters and/or ground buildings should be revised.

An ordinance should be created for the appropriateness of solar and wind device locations.

Crossing a stream to construct a road should be discouraged unless there is no other way into the property.

The recycling ordinance should be updated to meet new standards and include the penalties to be imposed if residents do not recycle. Also businesses should be compelled to participate in recycling. The Solid Waste Coordinators for

Readington Township are Ken Staats and Bob Sohl. The board secretary will forward Mr. Staats a copy of the ordinance for his review. Once he has an opportunity to evaluate the ordinance, he will be invited to attend the Planning Board and/or Environmental Commission meeting to discuss any changes that he may recommend to the ordinance.

PUBLIC COMMENTS:

Mathew (inaudible) stated that in Somerset County recycling bins are provided for the residents. His feeling was that if bins were provided, people might recycle more.

Mrs. Allen suggested that Readington have a shared services contract with Raritan Township to dispose of motor oil.

Mrs. Allen stated that that the County should be contacted concerning regional hazardous waste pickup.

Low impact development should be encouraged. A sustainable development ordinance should be created so that land forms are protected from changes.

Mrs. Allen stated that an ordinance should be created to prohibit the installation of a retaining wall in an embankment. Mr. Monaco stated that in the past they tried to create an ordinance that regulated the wall construction.

Mr. Hansen stated that in other municipalities he has observed that there is a restriction regarding wall height. Another category to look at is the type of wall material that is allowed.

The sign ordinance should be reviewed. It was recommended to review Clinton Township's sign ordinance.

Tree ordinance should be reviewed for cutting limit and replacement policies. Mr. Sullivan volunteered to review existing ordinances in other townships.

Mr. Cook was concerned about businesses displaying products outside of their establishment.

Mr. Hansen requested an update on the Bill that will change the age restricted communities. Ms. Kimson stated that the Governor has 45 days to take action on the Bill. She informed that board that this is not a windfall for the developer. They would have to absorb the 20% low/moderate income housing. They would have to reconfigure the project to address parking and the recreation requirements. This would not have been originally established in the age restricted development. Currently the Bill provides very little standards and guidance to the

municipalities. It could become troublesome and cause difficulty with the developer when no standards are provided.

I. ADJOURNMENT

Mr. Cook made a motion to adjourn at 8:47 p.m. Mr. Smith seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz