

READINGTON TOWNSHIP PLANNING BOARD

MINUTES

April 27, 2009

- A. Chairman called the meeting to order at 7:35 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	present
Mrs. Filler	present
Mrs. Flynn	present
Mr. Shamey	present
Mr. Klotz	absent
Mr. Monaco	present
Mr. Smith	absent
Madam Chair	present

Valerie Kimson, Esq.,

C. APPROVAL OF MINUTES:

- 1. March 23, 2009 Mrs. Duffy 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. Mr. Shamey abstained.***

D. CORRESPONDENCE:

- 1. Mrs. Filler requested that Mr. McEldowney make a recommendation to the State regarding the LOI application for Dr. Charles Westfield, dated 4/6/09. Within the wetlands investigation summary, section two, paragraph one, its states that the wetlands and open waters delineation of the study area was performed in December, 2008. The last sentence states that in order to be identified as “wetlands” an area must have hydrophytic vegetation, hydric soils and be saturated by groundwater for one week or more during the growing season. The Environmental Commission will be sending a memo to Mr. McEldowney regarding this matter too.**

Madam Chair expressed concern that the board has not received any LOI reports recently from Mr. McEldowney. Mrs. Allen stated that it was not clear who would be performing the LOI reviews.

The Planning Board will forward a memo to the Township Committee expressing their concerns.

E. RESOLUTIONS: None

F. TECHNICAL REVIEW COMMITTEE:

- 1 Clyde H. Allison
Block 76, Lot 2.03
Preliminary and final subdivision
Action Date: May 9, 2009

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. OTHER BUSINESS:

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

2. Ordinance #18-2009

The ordinance, if adopted, would allow a farmer's market to take place only on paved parking lots in the AR zone. The ordinance defines certain criteria that the applicant would have to meet prior to obtaining a permit to operate the farmer's market. The Planning Board recommended some minor grammatical corrections and referenced that the ordinance be amended to include the language that only agricultural products can be sold.

Mrs. Filler made a motion that Ordinance 18-2009 is not inconsistent with the Master Plan and recommended the diminimus change to the ordinance and that it be forwarded to Township Committee for adoption. Mrs. Duffy seconded the motion.

Roll Call:

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

3. Appoint Cheryl Filler to COAH Mediation Team

Mrs. Duffy made a motion to appoint Cheryl Filler to the COAH Mediation Team which consists of Julia Allen, Mary Beth Lonergan, Marygrace Flynn and Michael Sullivan. Mr. Monaco seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

H. PUBLIC HEARINGS:

1. **Tom Jr. Properties
Preliminary Major Subdivision
Block 36, Lot 7
1 Railroad Lane
Action Date: April 30, 2009**

Mr. Cook recused himself from the application.

Attorney Kimson asked the audience if there was anyone present for this application. There was no one in attendance at the meeting. She stated that the applicant's escrow account has been in arrears for several months and that they have been notified numerous times of this fact. She recommended to the board that the application be dismissed without prejudice.

Mrs. Filler made a motion to dismiss the application without prejudice. Mrs. Duffy seconded the motion.

Roll Call:

Mrs. Allen	aye
Mrs. Duffy	aye
Mrs. Filler	aye
Mr. Shamey	aye
Mr. Monaco	aye
Madam Chair	aye

I. ADJOURNMENT

Mrs. Filler made a motion to adjourn at 7:56 p.m. Mr. Monaco seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz