

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
April 28, 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:

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

**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. April 14, 2008 – Mr. Cook 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:

Cheryl Filler had questions regarding the process followed for reviewing the LOI applications. Mr. McEldowney answered that the township receives one copy of the complete LOI submission which includes the map. He is notified and arrangements are made to come to the clerk’s office to review the LOI including the map. Unfortunately, no other department receives a copy of the map.

Correspondence identified as #12 in the packet was from Attorney Renda requesting an extension to the approval for Adner Ebeb Realty Corp. The request was for additional time to July 21, 2008. This will be added as new business.

Mrs. Filler made a motion to approve the extension. Mrs. Duffy seconded the motion.

Roll Call:

Mrs. Allen	aye
Mr. Cook	aye

Mrs. Duffy aye
Mrs. Filler aye
Mr. Getz aye
Madam Chair aye

Madam Chair suggested that in the future a spread sheet should be provided to the board that indicates the name, lot, block and reference rather than copying the Hunterdon County Soil Conservation letters.

Regarding the correspondence from the Hunterdon County Planning Board Award's dinner, Madam Chair wanted to know if anyone was interested in attending. Two Planning Board members plan on attending and the county will be notified.

E. RESOLUTIONS:

1. Wilmark Building Contractors
 Final Subdivision
 Block 25, Lot 38.01 – This matter will be carried to the next meeting.

2. Iellimo extension
 Block 70, Lot 22

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

Roll Call:

Mr. Cook aye
Mrs. Duffy aye
Mr. Getz aye
Madam Chair aye

3. LFP Holdings, LLC
 Minor Subdivision
 Block 77, Lot 28
 204 Pleasant Run Road - This matter will be carried to the next meeting.

F. VOUCHER APPROVAL

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

G. TECHNICAL REVIEW COMMITTEE:

None

H. NEW BUSINESS:

1. Water Quality – carried to next workshop meeting.
2. Flood Regulations –

Mr. McEldowney addressed the board regarding the regulations that were recently adopted. The new rules have to do with the disturbance that is allowed within the flood plain area. The NJDEP adopted rules that replaced the old stream encroachment permit rules. A memorandum was circulated in January to the township committee and copy was forwarded to the planning board. Mr. McEldowney created a spread sheet that demonstrated the comparisons between the new regulations and the current standards in the land development ordinance. There are two classifications that the State has implemented. One is the flood hazard area which is the part of the stream that is governed by the elevation and is the main part of the flood area of a river or a regulated stream plus one foot. There is also the riparian zone which is a horizontal dimension. His memorandum provides an explanation for the classification of a flood hazard area. This exists along every regulated waterway that has a drainage area of 50 acres or more. The riparian zone is the same as of the old stream encroachment area and the area that is defined in the ordinance that covers all streams, even those streams that are less than 50 acres. A riparian zone would be established from the top of the bank of the stream, and in the case of delineated streams from the edge of the 100 year flood plain, 50, 100 or 300 feet from that point. The flood hazard area is the section that is most susceptible to flooding. Zero net fill is allowed in the flood hazard zone. In the riparian zone there are activities that are permitted by the State that would require a permit.

Mr. McEldowney informed that board that he included the steps that would have to be followed if certain improvements were to be made in the regulated area. The new regulations will impact infrastructure projects and will not have a major impact on the planning of projects. According to the ordinance within the stream corridor, the township has very stringent limitations.

3. Administrative Order No. 2008-02 - Mr. McEldowney stated that there was an order No. 2007-01 which created the 300 foot area buffer as a special water resources protection area. With the adoption of the new regulations, that executive order is moot. He recommended that Dr. Souza review the rules as they would apply to Readington Township and supply any recommendation that he feels should take place within our ordinance.

Mrs. Filler made a motion to have Dr. Souza review this order to make sure that the township ordinance is in line with the State. Mrs. Duffy seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

3. Whitehouse Corridor updated map – This was just a courtesy copy sent to the board. They will address this matter at a future date.

4. Waste Water Management Planning Act - Mrs. Allen recommended that Mr. McEldowney and Mr. Sullivan summarize for the board the meeting that took place regarding this matter. She stated that Mrs. Flynn, Mr. Sullivan and Mr. McEldowney met last week with Jim Coe, of Hatch, Mott & McDonald; who performed the waste water management planning for the township in the past. As part of the Whitehouse Corridor review, they talked about amending the Waste Water Management Plan. It is coming at a time when the State is making a radical change to its rule.

Mr. McEldowney informed the board that the State is trying to consolidate activities. They are trying to make the county as the principal point of jurisdiction. The elements for each municipality would be consolidated and each would make a single submission to the State. Each municipality could be given the responsibility of preparing their own chapter. This would mean that Readington Township could prepare any change to the current plan and be responsible for it. They would make a contribution of that chapter to the county and then in turn it would be placed as one large submission with all of the municipalities within the county.

Mrs. Allen stated that assuming that the rules will pass in May, the wastewater management plan amendment with all of the chapters for each municipality have to be submitted to the State by February 2009. The zoning must line up with the sewer service area and then in turn line up with the existing or planned capacity. Also, the townships will need clarification as to who will have jurisdiction over the plan.

Mrs. Allen informed the board that the township does not want to be in the position that when they are totally built out that the ground water has been degraded to the point that it is not safe. The township has requested that Mr. Sullivan and Mr. Coe review the zoning within the township to see how it fits with this proposal; and to prepare a waste water management plan. Mr. Sullivan can come back with a proposal so that they have zoning that matches the sewer service area and zoning that doesn't negatively impact the ground water.

Mr. Sullivan stated that the build out analysis that would be prepared today would take place under the existing zoning. Then they would prepare an analysis under the proposed zoning. The State is now linking the capacity to the landscape project data and habitat data.

Mr. Sullivan stated that he will work closely with the other professionals to prepare an analysis. Mrs. Allen informed the board that there also has to be a critical lands analysis. It was suggested that Dr. Souza also work on this project to prepare the nitrate dilution analysis.

Mrs. Allen suggested that the professionals should have a list of items that have to be completed and a timeline by the next meeting. Mr. Sullivan informed the board that they will need an agricultural preservation and economics expert. This expert could give the township a rationale regarding agricultural operations.

Mrs. Allen stated that they have to look at how affective the current planning is for meeting the township's goals and policies, which would be to preserve the farmland and the agriculture. Mr. Sullivan volunteered to contact Tom Daniels. Another expert that would be required is a ground water expert. On one side of this is nitrate dilution which is what is being placed into the water, and also they have to look at what you are taking out of the water. The township would need to retain a hydro-geologist.

Mrs. Allen stated that regarding the natural resources and the goals and policies, an expert in the landscape plan and the statewide goals for protecting threatened and endangered species and wildlife habitat should be retained. The township already has an Environmental Resource Inventory. Madam Chair stated that they need someone to pull all of this information together so that it is more cohesive.

Madam Chair stated that within the next two weeks, preliminary meetings need to take place. Mrs. Allen will contact the board's secretary concerning the coordination of meeting with various experts.

Mrs. Allen stated that as an overview, the master plan has natural resource goals and policies that they have been implementing. When they look to update the Master Plan, they need to look at whether or not the current policies are protecting what needs protection and if changes need to be made.

The subcommittee for this function will consist of Ron Monaco, Julia Allen, and Marygrace Flynn. Jerry Cook and Cheryl Filler will be designated as on call members.

Mrs. Filler made a motion to approve these members to act on the Waste Water Management coordinating subcommittee. Mrs. Duffy seconded the motion. *Motion was carried with a vote of Ayes all, Nays none recorded.*

Mrs. Flynn stated that on another matter, in the New Jersey Public Officials newsletter there was an article about the plan endorsement. She was concerned if this was going to happen. Attorney Kimson did not feel that this would go anywhere at this point.

Mrs. Allen reminded the board that the Farmland Preservation Plan will be critiqued by the State within the next few weeks. This plan is a basis for what the township is trying to accomplish and this would be a second opinion as to how they are meeting their goals and policies.

Mrs. Filler stated on another matter a few months ago a few people met with Mr. McEldowney and they had requested an LOI tracking device. This would enable the board members an ability at a glance to know the status of the LOI applications. She requested that he provide this to the board by the next meeting. Mr. McEldowney answered that this will be provided within the next few days.

I. ADJOURNMENT

Mrs. Filler made a motion to adjourn at 9:40 p.m. Mrs. Duffy seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz