

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
July 28, 2008**

**A. Vice Chairman Klotz called the meeting to order at 7:38 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>absent</b>
<b>Mrs. Filler</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>present</b>
<b>Madam Chair</b>	<b>absent</b>

**Valerie Kimson, Esq., Purcell, Ries, Shannon, Mulcahy & O'Neill  
H. Clay McEldowney – Hatch, Mott & McDonald**

**C. MINUTES**

**1. July 14, 2008 Mrs. Filler 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.***

**D. CORRESPONDENCE:**

**Mr. Klotz reminded the board of the notice from the Hunterdon County Planning Board soliciting nominations for planning and design awards. August 1, 2008 is the deadline for submissions. If anyone has any suggestions, please forward same to the county.**

**E. VOUCHER APPROVAL**

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

**F. TECHNICAL REVIEW COMMITTEE:**

**1. TC& D Builders, Inc.**

**Minor Subdivision  
636 Old York Road  
Block 97, Lot 4  
Action Date: August 2, 2008**

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

**G. RESOLUTIONS:**

- 1. SunPower  
Preliminary & Final Site Plan  
Block 4, Lots 47-50, 96, 98-100 & 104**

**William Gold, Esq., appearing for the applicant, requested clarification regarding some of the conditions in the resolution. In the minutes it refers to conditions in Dr. Souza's letter, specifically 6.1 where he states that the test pits show existence of seepage in some of the pits and the fact that the arrays are going to be constructed on fill material, and that the slope stability analysis should be conducted by a geotechnical engineer and the data supplied to the Planning Board to confirm the overall stability of the proposed construction. Mr. Gold's recollection of the testimony is that Gary Dahm referred to the fact that they did supply a geotechnical investigation and he stated that the author of this report would be involved in the project while construction was going on to ensure stability of the construction.**

**Mr. McEldowney recommended that since Dr. Souza's report was created before the meeting, it would seem that the condition could be modified since the applicant will have its own soil consultant on site during construction.**

**Mrs. Allen stated that it was her recollection that the board agreed to rely on the report submitted by the applicant.**

**Mr. Cook made a motion to approve the resolution with the changes. Mrs. Filler seconded the motion.**

**Roll Call:**

<b>Mrs. Allen</b>	<b>aye</b>
<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>
<b>Mr. Chair</b>	<b>aye</b>

2. **Merck & Co., Inc.**  
**Block 4, Lots 48, 49, 98, 99, 100 & 104**  
**Block 9, Lot 2**  
**Amended request for an extension of approval**

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

**Roll Call:**

<b>Mrs. Allen</b>	<b>aye</b>
<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Getz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>

**H. OTHER BUSINESS:**

1. **Open Space map revisions**

**Mrs. Allen informed everyone that an up-to-date Open Space Map exists. She will email the document to the board secretary for distribution.**

**I. PUBLIC HEARINGS**

- 1 **American Classics, LLC**  
**Final Major Subdivision**  
**Block 69, Lot 12**  
**Action date: July 28, 2008**

**Julie Goldstein, Esq. stated for the record that she is the attorney for the applicant. The applicant is present for a final major subdivision approval. She stated that the engineer and the client are present, but no testimony will be given unless there are questions. Regarding the review letters, all of the requirements have been met except for the placement of the bond, but that would be a part of the developer's agreement.**

**Mr. McEldowney stated that there were some minor issues that are still outstanding. Regarding Dr. Souza's report, item number 3, a stand alone Operations and Maintenance Manual for the stormwater plan has not been prepared for the drywell and trench system. Lastly, the bond must be submitted and this would go through the Township Committee.**

**PUBLIC COMMENTS:**

**There were no comments from the public.**

**Mr. Monaco made a motion to approve this application. Mrs. Filler seconded the motion.**

**Roll Call:**

<b>Mrs. Allen</b>	<b>aye</b>
<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Getz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Mr. Smith</b>	<b>aye</b>
<b>Mr. Chair</b>	<b>aye</b>

**J. OTHER BUSINESS:**

**Mrs. Filler asked the board if she should submit an application to the Hunterdon County Planning Design for Merck's solar panel array.**

**The board agreed that Mrs. Filler should apply for the Green Sustainable Award.**

**Mr. Klotz stated that there is an issue regarding the open space. There is yard waste dumping and in some cases garbage being deposited on open space parcels. Attorney Kimson stated that these individuals are trespassing on township property. Mr. McEldowney informed the board that a littering ordinance exists and it is part of the stormwater management collection ordinance that was recently adopted.**

**Mrs. Allen suggested some type of permanent demarcation, for example a sign indicating private land. She also stated that as a condition of subdivision approval, the board should require concrete markers at the back corner of every lot.**

**Mrs. Allen suggested that a letter be forwarded to the township committee indicating that they discussed the problem of encroachment by residential neighbors on to open space parcels. The Planning Board requested that the Township Committee work with the zoning officer and the township engineer on an on-going basis to first identify the property line and then to enforce the property line.**

**Mr. Monaco stated that he felt that the first step should be to forward a letter to the residential neighbors to outline the regulations relating to the protection of open space parcels and easements from public encroachment. Mrs. Allen then**

suggested having the zoning officer meet with the Open Space Committee to identify the problem areas and send out official letters to those individuals.

Mr. Klotz informed the board that the encroachment of the open space easements is wide spread throughout the township. He suggested that the first step should be a letter should be inserted into the Newsletter and a press release should be placed in the legal newspaper stating that there has been a problem with property owners encroaching on to the open space easements. Mrs. Allen felt that a public education effort should be made to the public regarding public and private easements.

Mrs. Filler made a motion send a letter to the township committee requesting that an article should be placed in the newsletter and that John Barczyk, Zoning Officer, should send letters to the property owners that are identified as particular problem areas. Mr. Monaco seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

**K. ADJOURNMENT:**

Mrs. Filler made a motion to adjourn at 8:30 p.m. Mr. Cook seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz