READINGTON TOWNSHIP PLANNING BOARD
MINUTES
July 13, 2009

A. Chairman called the meeting to order at 7:39 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 – arrived at 7:42 p.m.**
Mr. Cook	**present**
Mrs. Duffy	**present**
Mrs. Filler	**present**
Mrs. Flynn	**present**
Mr. Shamey	**absent**
Mr. Klotz	**present**
Mr. Monaco	**absent**
Mr. Smith	**present**
Madam Chair	**present**

Michael Sullivan, Clark – Caton & Hintz
Valerie Kimson, Esq.,
John Hansen, Ferriero Engineering

C. APPROVAL OF MINUTES:

1. June 22, 2009 - Mr. Cook made a motion to approve the minutes. Mrs. Filler seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

D. CORRESPONDENCE:

1. There were no comments from the board regarding the correspondence that was submitted.

E. RESOLUTIONS:

1. Clyde H. Allison
Block 76, Lot 2.03
Preliminary and final subdivision

Mr. Klotz made a motion to approve the resolution. Mr. Cook seconded the motion.

Roll call

Mr. Cook	**aye**
Mrs. Duffy	**aye**
Mrs. Filler	**aye**
Mr. Klotz	**aye**
Mr. Smith	**aye**
Madam Chair	**aye**

2. Nelson Ferreira
Old 31 Tannery Road
Block 39, Lots 53.17, 61.03 & 61.04
Amended Site Plan

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

Roll call

Mr. Cook	**aye**
Mrs. Duffy	**aye**
Mrs. Filler	**aye**
Mr. Klotz	**aye**
Mr. Smith	**aye**
Madam Chair	**aye**

3. 2009 Amendment to Master Plan

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

Roll call

Mr. Cook	**aye**
Mrs. Duffy	**aye**
Mrs. Filler	**aye**
Mr. Klotz	**aye**
Mr. Smith	**aye**
Madam Chair	**aye**

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

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

H. PUBLIC HEARINGS:

1. Ridge Road Realty, LLC
Preliminary Major Subdivision
Block 38, Lots 54, 74, 75
Pearl Street
Action date: July 13, 2009

Lloyd Tubman, Esq., of Archer & Greiner, stated that she is the attorney for the applicant. At the last meeting, it was agreed that the applicant would meet with Dr. Souza and Mr. Hansen. The applicant requested direction regarding roadways, stormwater management and water line extensions matters. When they met with Dr. Souza they received direction to have uncontrolled runoff from the streets into drainage swales and a manufactured treatment device for Maria's Court. When they met with Mr. Hansen, he recommended more structured improvements. The applicant is seeking direction from the board.

Mr. Sullivan announced that there was a change to the zoning ordinance. The change was adopted by the Township Committee on July 6, 2009. There is a provision in the ordinance which exempted applications that were deemed complete prior to the date from the ordinance change. This application will proceed under the zoning ordinance that was in effect at the time it was deemed complete.

Debra D'Amico stated that she is the engineer. She referred to Exhibit A-6. During her meeting with Dr. Souza, they discussed stormwater management for the detention basin. Ms. D'Amico stated that Dr. Souza's concerns were that it was too deep and he would rather see it as a more natural basin, for example a manufactured wetland to take care of runoff. The manufactured treatment device would have implications for the township. It can be located outside of the right-of-way and the homeowners association could maintain it. This device treats the runoff. It takes out the siltation, suspended solids and could remove 80% of the TSS.

Attorney Kimson requested that Ms. D'Amico inform the board if they are intending to have a homeowner's association. Also, Attorney Kimson reminded the board that the acceptance of any dedication would be the township committee's responsibility.

Ms. Tubman answered that there will be a homeowners association since DEP requires it for 3 or more lots for stormwater maintenance.

Mr. Hansen stated that the design should be done in such a way that it does not require any mechanical system that would have to be maintained by the township, and designed that the homeowners association which is not skilled in stormwater maintenance, have the least amount of maintenance possible.

Ms. Duffy wanted to know how large is the manufactured device and what happens to the removed silt and suspended solids. Ms. D'Amico answered that there are a series of filters that would capture the sediments. The filters would have to be removed, replaced and/or cleaned on a maintenance schedule. The manufactured treatment device is a concrete structure located below grade.

Mrs. Filler stated that the board prefers low impact development and this does not include detention basins. She was interested in knowing if there was any other way of handling the stormwater other than installing a detention basin.

Mr. Hansen stated that the ordinance requires 90% TSS removal for treatment of water quality. This requires multiple BMP's to be able to achieve this. This has to be worked in concert with a low maintenance roadway and storm drain system. In order to achieve this, he stated there would have to be some type of basin.

Madam Chair recommended incorporating the best stormwater quality results with low impact to the environment. She indicated that she would rather have Dr. Souza present his testimony.

Mr. Hansen informed the board that when you discuss roadside swales versus curbs; there are maintenance and disturbance issues. There will be a paved cart way and alongside of that will be a 4 foot flat graded area that extends outward from the pavement. This protects the pavement edge; it is also there for pedestrians to use if they have to get out of the way of traffic. This would be in lieu of a sidewalk. After that graded area, then you would begin the roadside swale. The swale has to be designed to have the capacity to carry stormwater. It has to be stable and it has to be designed so that it can be maintained. Once everything is put together, the roadside swale is not a small ditch alongside of the road. It is approximately 8-10 feet of vegetated swale on the side of the road. When it is complete, there will be approximately 50 foot wide disturbance swath to install a road that is 22-24 foot wide. With the curb, it holds the pavement together, but it also provides a stormwater channel. The graded area is at the top of each curb. You eliminate approximately 20 feet of disturbance.

Exhibit A-12 – Road section dated July 13, 2009

The first design is what is proposed on the site. This is a rural lane and requires a waiver for the graded areas. Mr. Hansen did not agree with this proposal to waive the graded area. He did not recommend having a graded area as part of the swale. It has to be dry and maintainable and there has to be certainty that it will keep the road together. The second design is a residential access street.

Mr. Hansen stated that the applicant is contending that this is a rural lane standard, and in his report he determined that since this road comes off of Route 22, the street is a residential access road. The rural lane designation states that there can be no parking on it. He did not feel that people would not park alongside the road. The houses are close to the street, and guests would probably park along the street. It would make a hazard for emergency vehicle access. The challenge is to create a road that requires the least amount of disturbance, and the least amount of paving, but is adequate so that emergency vehicles can have safe access.

Ms. Duffy wanted to know how many homes will be on Sophie Street once this is complete. Ms. D'Amico answered 16 homes total. Mr. Hansen stated that he was concerned about emergency vehicles getting around the parked cars. The proposal is to have 18 foot wide cart way on the newly constructed portion of Sophie Street.

A-14 Letter from John R. Lago, Division of Codes and Standards from the State of NJ dated June 30, 2009, along with Lloyd Tubman's letter dated June 22, 2009 to Mr. Lago.

Ms. Duffy stated that she did not feel that Mr. Lago understood what Ms. Tubman was requesting. Ms. Tubman answered that she tried to make her letter clear.

Mr. Hansen informed the Board that the RSIS states 28 feet. He did not feel that the road would have to be 28 feet. Somewhere between 22-24 feet wide with mountable curb and no parking on one side of the road. This would be a good solution to fit the right-of-way width that they have and manage the stormwater.

Mrs. Filler made a request to perform a site visit. The board agreed to meet at the site on July 25, 2009 beginning at 9:30 a.m.

Ms. D'Amico informed the board that they were considering other low impact development techniques that have not been presented. She suggested installing swales that would be within the right-of-way. However, the swale on the western side of the road is eliminated.

Mr. Hansen felt that a swale that they are proposing would have to be deeper in depth, otherwise it would not be able to meet the stability requirements.

Mrs. Allen said that she agreed not to have the swale on the western side of the road. The 10 foot proposed swale, will require the removal of trees.

Mr. Hansen informed the board that he recommended that a graded area should be installed on both sides of the road whether there is a swale or curb installed. The only improvements that will be owned and maintained by the township would be the physical improvements under the roadbed and in the right-of-way. The basin and

any other water quality treatment devices are going to be maintained by the homeowners association.

Mr. Cook was concerned as to who would monitor the water quality treatment device. He is fearful that it would fall apart.

Mrs. Allen stated that there are State Stormwater regulations that would mandate a maintenance schedule.

Madam Chair suggested that the board needs to hear directly from Dr. Souza.

Mr. Smith stated that since both designs presented require the homeowner's association have a maintenance agreement with a contracting group, he would be inclined to select the shallower basin with the mechanical filters.

Mr. Klotz and Mrs. Filler agreed with installing the shallow basin.

The board agreed to perform the site walk on July 25, 2009, beginning at 9:30 a.m. The board will meet at the site.

PUBLIC COMMENT:

There were no comments from the public.

This matter was carried to August 24, 2009. No further notice will be given.

I. ADJOURNMENT

Mrs. Filler made a motion to adjourn at 9:12 p.m. Mr. Klotz seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz