

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES**

October 26, 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	absent
Mrs. Filler	present
Mr. Shamey	present
Mr. Klotz	present
Mr. Monaco	present
Mr. Smith	absent
Madam Chair	present

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

C. APPROVAL OF MINUTES:

1. September 14, 2009 Mr. Monaco 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:

There were no comments from the board.

E. RESOLUTIONS:

**1. Serra – Whitehouse Prep.
Final Site Plan
B. 36, L. 96**

Mrs. Allen made a motion to approve the resolution. Mrs. Filler seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye

Mr. Monaco aye
Madam Chair aye

**2. Request for extension to approval
 Block 40, Lot 1 (Solberg)**

Mrs. Allen and Mr. Monaco recused themselves from voting on this resolution.

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

Roll call:

Mr. Cook aye
Mrs. Filler aye
Mr. Klotz aye
Madam Chair aye

**3. Investors Savings Bank
 Preliminary/Final Major Site Plan
 B. 89, Lot 1**

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

Roll call:

Mrs. Allen aye
Mr. Cook aye
Mrs. Filler aye
Mr. Klotz aye
Mr. Monaco aye
Madam Chair aye

F. TECHNICAL REVIEW COMMITTEE:

None

G. OTHER BUSINESS:

1. Voucher approval

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

H. NEW BUSINESS:

1. Ordinance #26-2009 (regarding prevention of flood damage)

Mayor Allen stated that the township is required to have this ordinance in place in order for residents to obtain flood insurance.

Mr. Monaco made a motion to recommend to the Township Committee that that the ordinance is consistent with the Master Plan and that adoption is recommended. Mrs. Filler seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Klotz	aye
Mr. Monaco	aye
Madam Chair	aye

2. Ordinance #27-2009 (regarding COAH Development Fees)

Mayor Allen stated that this ordinance will keep the Township up-to-date with the current State Statutes and is a requirement that this be updated to comply with the conditions of substantive certification.

Mrs. Filler made a motion to recommend to the Township Committee that that the ordinance is consistent with the Master Plan and that adoption is recommended. Mrs. Allen seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Klotz	aye
Mr. Monaco	aye
Madam Chair	aye

3. Workshop –

Mrs. Filler reminded everyone that previously the board moved to have Mr. Sullivan work on retaining wall ordinance. Mr. Sullivan requested some guidance regarding drafting the ordinance.

Mrs. Filler stated that if the township is advocating low impact development, they should not allow the creation of retaining walls. She recommended the maximum height of a retaining wall be two feet. Mr. Hansen's recommendation was whatever height of wall is decided upon, there should be at least twice the distance between the walls as they are high. This is regarding multiple walls.

Mr. Sullivan suggested that the finished materials for the retaining wall should be kept separate from the wall height of the retaining wall.

The board's direction to Mr. Sullivan was that the maximum height of the retaining wall should not exceed two feet.

Mr. Monaco recommended to require that the slopes meet the natural existing grade level at each corner of the property, additionally no disturbance for a proposed project within five feet of the property line. Mr. Sullivan would review the zoning to make the determination as to whether it should be five feet or fifteen feet, except for the frontage since you have to have access.

Madam Chair reminded that the zoning officer has requested to have input regarding the ordinances. Mr. Sullivan stated that the proposed ordinance will be forwarded to both boards and the zoning officer.

Mrs. Filler requested that a draft be circulated in time for the next meeting.

Additionally, the Chair reviewed the upcoming meeting schedule and asked the board if they would be in agreement to cancel the November meetings. The board after deliberation agreed to do so. The next meeting is scheduled for December 14, 2009.

Mr. Sullivan requested that the board assign a subcommittee to work with him regarding the native plant ordinance. Mr. Klotz and Mrs. Filler agreed to work on this subcommittee with Mr. Sullivan.

Mrs. Allen announced that the updated Comprehensive Farmland Preservation Plan must be adopted. Mr. Sullivan stated to the board that this could be approved at the December 14, 2009 meeting. A draft will be circulated to the board near the beginning of December for review. It was previously prepared and adopted in 2007. In 2009 the township received comments back from the State on this submission. He stated that he met with the SADC. There are a few comments that need to be answered.

Mrs. Filler suggested that the Environmental Resource Inventory was updated by the Environmental Commission. She stated that this should also be included in the amendment to the Master Plan. The updated ERI will be circulated to the board members prior to that date.

Mrs. Allen suggested that a subcommittee be created to work on the Historic Element of the Master Plan. This could be addressed in the beginning of 2010. The Board of Adjustment members will also be invited to serve on this subcommittee. Mrs. Allen and Mr. Shamey will serve on behalf of the Planning Board. The Historic Preservation Commission will be notified that this subcommittee will attend one of their upcoming meetings.

Mrs. Filler and Mr. Klotz will serve on the Native Species subcommittee.

Mrs. Allen stated that the board would not have to meet during the month of November. The progress that will be made during the month of November will include the farmland preservation, the historic preservation, the environmental resource inventory and the retaining wall even though they will not meet.

Mr. Sullivan updated the board regarding the Wastewater Management Plan. He stated that they are waiting for comments back from the NJDEP on the acceptance of the latest sewer service area designations. As you will recall, Hatch, Mott and McDonald prepared a Wastewater Management Plan in accordance with the new 2008 rules on how to prepare water quality management plans and they also helped to prepare the chapter for Readington which will be going incorporated into the County plan. This plan was rejected by the NJDEP that stated it did not meet their rules for designated sewer service areas in that there were large contiguous areas of environmentally sensitive areas. Negotiation with the NJDEP transpired. There are some existing parcels where the owner has been counting on sewer capacity and NJDEP's new rules means that they may not be allocated sewer. Once he obtains the outstanding information, he will forward same to the board.

Mrs. Allen suggested that they could go forward with the way the plan is now and then in the process of the plan endorsement more negotiations could go on.

I. ADJOURNMENT

Mr. Monaco made a motion to adjourn at 8:20 p.m. Mrs. Filler seconded the motion. Motion was carried with a vote of Ayes all, Nays none recorded.

Respectfully submitted,

Linda A. Jacukowicz