

**READINGTON TOWNSHIP PLANNING BOARD  
MINUTES  
October 10, 2006**

**A. Chairman Flynn called the meeting to order and announced that all laws governing the Open Public Meetings Act had been met and that the meeting had been duly advertised. The Board saluted the flag.**

**B. Members and professionals present:**

<b>Mrs. Allen</b>	<b>present</b>
<b>Mr. Auriemma</b>	<b>absent</b>
<b>Mr. Cook</b>	<b>present</b>
<b>Mrs. Duffy</b>	<b>present</b>
<b>Mrs. Filler</b>	<b>present</b>
<b>Mrs. Flynn</b>	<b>present</b>
<b>Mr. Klotz</b>	<b>present</b>
<b>Mr. Monaco</b>	<b>present</b>
<b>Mr. Smith</b>	<b>present – arrived at 7:30 p.m.</b>

**Elizabeth McManus, Clarke-Caton & Hintz  
Valerie Kimson, Esq., Purcell, Ries, Shannon, Mulcahy & O’Neill  
Pamela Mathews, Studer & McEldowney  
Dr. Steve Souza, Princeton Hydro**

**C. APPROVAL OF MINUTES**

**1. September 25, 2006 – Mr. Cook made a motion to approve the minutes. Mr. Klotz seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.**

**D. CORRESPONDENCE:**

**No comments.**

**E. RESOLUTIONS:**

**1. Shabbecong, LLC  
Minor Subdivision  
38 Forty Second Street  
Block 48, lot 10**

**Carried to the next meeting.**

**2. Darren Pincus  
Conditional Use**

**Block 63, lot 53.05**

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

**Roll Call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**3 Emmet  
Amended Minor Subdivision  
Block 12.01, lot 14.01 and 15**

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

**Roll Call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**4. Nelson & Natalie Ferreira  
Amended Site Plan  
Block 39, lot 53.17, 61.04**

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

**Roll Call:**

<b>Mr. Cook</b>	<b>aye</b>
<b>Mrs. Duffy</b>	<b>aye</b>
<b>Mrs. Filler</b>	<b>aye</b>
<b>Mr. Klotz</b>	<b>aye</b>
<b>Mr. Monaco</b>	<b>aye</b>
<b>Madam Chair</b>	<b>aye</b>

**F. TECHNICAL REVIEW COMMITTEE**

- 1. Solberg Aviation Co.  
Preliminary Major Subdivision  
Block 40, lot 1  
Action date: October 26, 2006**

**The TRC determined that the matter is incomplete.**

**G. OLD BUSINESS:**

**None**

**H. OTHER BUSINESS:**

- 1. Ordinance Review –**

**Madam Chair that this matter will be carried to the next meeting.**

**I. VOUCHER APPROVAL**

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

**J. PUBLIC HEARINGS:**

- 1. Ernest E. & Elizabeth Renda  
Minor Subdivision  
Block 64, lot 19  
Action date: signed extension to October 10, 2006**

**Ernest Renda, Esq., stated that he is the attorney for the applicant. He wanted the record to reflect that he is not the applicant. He testified that the application is for a two lot minor subdivision. It consists of approximately 16 acres located in the AR zone. The property is bordered by Farmersville Road, Route 523 and single family homes. The applicant is proposing the creation of two lots. The new lot would consist of approximately 7.44 acres and a remaining lot with an existing home would consist of 7.66 acres. The applicant seeks no variances or waivers. The plan has been amended to include the net lot area calculations per the ordinance that was recently adopted.**

**William Buzby, Licensed Professional Engineer and Licensed Land Surveyor and John Peel Professional Planner and Environmental Scientist were sworn by the attorney. The board attorney also swore in the board's professionals.**

**Mr. Buzby stated that he is a graduate of Rutgers University with a degree in Civil Engineering. He is licensed professional engineer and land surveyor in the State of New Jersey.**

**Mr. Buzby stated that he prepared the plan and the revised plan for this subdivision. He stated that the plan has been revised to reflect the zoning analysis in accordance with the newly adopted ordinance.**

**Exhibit A-1 Newly revised plan dated October 10, 2006.**

**The property consists of approximately 15 acres. It has frontage along Route 523. There is an existing house on the property where the applicant resides. The access to that property is through an easement off of Farmersville Road. They are proposing that the same access be used for the new lot. There will be an easement coming from the remainder piece to provide access to the new lot. In preparation of the site plan, they prepared a boundary survey and they also had an aerial topographic survey prepared. The wetlands were delineated. The wetlands were located by survey. An application for an LOI was submitted to the NJDEP and it was approved. They performed percolation tests and soil logs. Those tests were witnessed and approved by the Board of Health.**

**Beth McManus informed the board that based upon the revised plan that was submitted this evening, the applicant does comply with the floor area ratio of 4% in the AR district. She stated that the stream corridor must be delineated on the plan. The applicant agreed to make that change.**

**Ms. Mathews stated that they would request that a detailed grading plan be submitted for approval, prior to a building permit. Additionally, a portion of the proposed driveway located on Lot 19.01 does not comply. It falls within 10 feet of the common property line. Mr. Renda stated that they will re-locate the driveway so that it complies with the ordinance.**

**Dr. Souza stated that he recommended the use of drywells as opposed to just allowing the roof top runoff to sheet flow across the rear yard. Mr. Buzby stated that he did prepare drainage calculations and it indicates that there is some minor increase in runoff. He stated that they would not have a problem installing a drywell.**

**Madam Chair requested that the stream corridor easement should have a fence and signage to demarcate the area. The applicant agreed to that request.**

**PUBLIC COMMENTS:**

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

**John Peel stated that he is a principal at P.K. Environmental Planning and Engineering. He has 21 years experience in land use in New Jersey. He has an undergraduate degree in environmental science.**

**He stated that he was retained to perform an environmental analysis of the property primarily to identify wetlands. He stated that they have an approval letter from the NJDEP which is affixed to the EIS. There is a transitional waiver and averaging plan application plan before the NJDEP. The LOI determined that the site has intermediate resource wetlands. The surface water classification of the stream is fresh water to non-trout. It is a tributary to the South Branch/Raritan River. There were no issues concerning threatened and endangered species on the site.**

**Mrs. Filler wanted to know if Dr. Souza felt it would be necessary to obtain a letter from NJDEP regarding the Natural Heritage Program. Dr. Souza stated that the applicant prepared a very detailed EIS, which is not usual for a minor subdivision, however as a matter of consistency, a letter should be obtained from the Natural Heritage Program indicating that there are no threatened or endangered species sightings. The applicant agreed to comply with that request.**

**Dr. Souza stated that his only other comment had to do with the construction of fencing around the limit of disturbance.**

**Mr. Klotz stated that in the EIS there is a section that refers to distinctive scenic and historical features. He informed the board that there was a stone arched bridge that he remembered was located on the property. Additionally, there were ruins of an old structure located near the pond. Mr. Peel stated that the bridge and ruins are located in the conservation easement.**

**PUBLIC COMMENTS:**

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

**Madam Chair stated that her concern is since this property is constrained, applicants are usually environmentally conscientious when they come before the board, but there is no guarantee that the person you are selling the property to would be as conscientious. Therefore, she would advise that the language in the conservation easement be very strong. She recommended a split rail fence be installed.**

**PUBLIC COMMENTS:**

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

**Mrs. Duffy made a motion to approve the application pursuant to the following conditions: the plans shall be amended to show the composite stream corridor**

pursuant to Michael Sullivan's memorandum and the conservation easement will be marked with split rail fence pursuant to the municipal ordinance. A detailed final grading plan will be submitted to the board's engineer for approval prior to the issuance of a building permit; the applicant shall relocate a portion of the shared driveway to comply with the ordinance; the applicant shall comply with the recommendations made by Mr. McEldowney; the applicant shall provide a confirmation from the Natural Heritage that there are no threatened or endangered species for the new lot to Dr. Souza prior to the issuance of a building permit; the applicant shall delineate the edge of the conservation easement prior to construction to avoid disturbance in the area during construction; the applicant shall retain the existing stone bridge located in the northeast section of the property and deed restrict that from disturbance. Mrs. Filler seconded the motion.

**Roll Call:**

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

2            Wilmark Building Contractors  
              Final Major Subdivision  
              Block 25, lot 38.01  
              Signed extension to October 10, 2006

Madam Chair announced that this matter has been carried to October 23, 2006.

**K.    ADJOURNMENT:**

Mrs. Filler made a motion to adjourn. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded.*

Respectfully submitted,

Linda A. Jacukowicz