

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
MEETING – September 30, 2009**

The meeting was called *to order at 6:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Julia Allen, William Meglaughlin, Ron Monaco

ALSO PRESENT: Engineer Clay McEldowney

ABSENT: None

A. APPROVAL OF THE MINUTES of meeting October 7, 2008

A **MOTION** was made by Mr. Meglaughlin to approve the minutes of the October 7, 2008 meeting, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

B. NEW BUSINESS:

1. **Ryland Office Park, LLC/Walgreens, Block 8, Lots 4, 5, 6 & &** - request to transfer sewer treatment capacity

Lloyd Tubman, Esq., Archer and Greiner, stated she was representing the applicant to request a transfer of sewer treatment capacity. Mrs. Tubman stated Ryland Office Park, LLC has sewer allocation and a sewer agreement which allows transfer to an entity in which there is a Ferber interest. Mrs. Tubman stated Ferber has control of 2,800 gallons of which the request for transfer capacity for a proposed Walgreens would require 1,365 gallons.

A **MOTION** was made by Mrs. Allen to allow the transfer of sewer capacity of 1,365 gallons to Block 8, Lots 4, 5, 6 and 7 for Walgreens, pursuant to the proof of interest by Ferber in the receiving property, leaving 1,435 gallons capacity with Ryland Inn, LLC, seconded by Mr. Meglaughlin and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mr. Meglaughlin - Aye
Mr. Monaco - Aye

2. **COAH Housing/Whitehouse Station-Station Square, Block 22, Lot 6** – requesting Sewer capacity

George Vitureira, member of Oaks Developer LLC, stated that Oaks Developer would like to develop this property as either a residential development or as a mixed use development with fewer residential units; however both projects would have a substantial COAH component. Mr. Vitureira stated that he was seeking sewer allocation to move the project forward. Mr. Monaco stated that due to the limited sewer capacity, the Committee is looking to allocate capacity only for 100% COAH developments. Mr. Vitureira stated that Oaks Developers may be open to explore a partnership with the Township to develop these units strictly as COAH units. Mrs. Allen stated a discussion with the planner would be the place to start and also to see if the Township Committee would be interested. There was no action taken.

3. **Mark Hartman/Site Plan – Subdivision Block 36, Lots 47 and 48** – requesting sewer capacity

Mark Hartman stated that he was requesting sewer allocation for a proposed development of a combined multi-tenant retail shopping center and fifteen affordable income apartment units. Mr. Hartman stated that the plan would be to keep the retail and the residential somewhat separate, with the two and three bedroom apartments to be more like a condominium setup in a separate building. Mrs. Allen stated that the plan meets the criteria of 100% affordable for the gallonage and stated fifteen units would be a comfortable number. Mr. Hartman stated he would like to request one additional apartment to be set aside to house a maintenance person which not would be a COAH unit, bringing the total to sixteen units. Engineer McEldowney stated that the current allocation for this site is 2,500 gallons and if gallonage for the sixteen units at 350 gallons is added, the total would come to 8,100 gallons. Mr. Hartman stated he would like to meter for one year to allow for greater utilization on the site due to the planned restaurant. Mr. Monaco requested that if this motion is passed, Attorney Dragan would need to draft a sewer agreement.

A **MOTION** was made by Mrs. Allen to recommend adding an allocation of 5,600 gallons to Block 36, Lots 47 and 48, specifically for an approval for fifteen COAH units and one market rate unit residential in a development, contingent upon getting approval for the fifteen COAH units of which half would be on the 2nd story above retail and the other half in a building separately on the site location, to the current allocation of 2500 gallons, seconded by Mr. Meglaughlin and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mr. Meglaughlin - Aye
Mr. Monaco -Aye

4. **Helfman, Block 42, Lot 3.03** – requesting sewer connection

Steve Parker, of Parker Engineering, came before the Board to request an emergency sewer connection for a property with a failing septic system at 8 Pulaski Road. Mr. Parker stated that the soil tests performed on the property had failed. Mr. Parker stated that the Board of Health would require several waivers and this would be difficult since there is very limited area on this site for a septic system. Mr. Parker stated that a neighboring property with a similar problem hooked up to an existing sewer main. Mr. Parker stated that if the sewer connection was granted, a pump would be placed on the property and run a force main up Pulaski Road to tie into the manhole. Mr. Monaco asked Engineer McEldowney if there are any technical issues that could arise when there are multiple tie-ins. Engineer McEldowney stated that functionally there should not be a problem, but having multiple users may necessitate looking at the bigger picture since other properties may face similar issues in this area.

A **MOTION** was made by Mrs. Allen to allow for the capacity to be allocated with the present connection charge but the details to be worked out in the actual connection, seconded by Mr. Meglaughlin and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mr. Meglaughlin - Aye
Mr. Monaco - Aye

5. *Lykins, Block 42, Lot 3* – request to connect to sewer line

Engineer McEldowney stated that Mr. Parker came before the Committee in October of 2008 and at the time action was deferred until Mr. Parker and the owner submitted documentation on how the property is failing to meet requirements under Chapter 199. Mr. Parker stated that although the failed septic system was repaired, it is not functioning as it is intended in the septic code. Engineer McEldowney recommended in a letter dated September 29, 2009 that the Sewer Advisory Committee recommend to the Township Committee that it assign one sewer unit to this property.

A MOTION was made by Mrs. Allen for the approval of one (1) unit with the technical details to be worked out, seconded by Mr. Meglaughlin and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mr. Meglaughlin - Aye
Mr. Monaco - Aye

The Committee reviewed the updated distribution of RLSA Allocation list.

ADJOURNMENT:

As there was no further business, *A MOTION* was made by Mrs. Allen to adjourn at 8:04 p.m., seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker
Sewer Advisory Secretary