

**READINGTON TOWNSHIP PLANNING BOARD
MINUTES
July 24, 2006**

A. Vice Chairman Duffy 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:

Mrs. Allen	present
Mr. Auriemma	present
Mr. Cook	present
Mrs. Duffy	present
Mrs. Filler	present
Mrs. Flynn	absent
Mr. Klotz	absent
Mr. Monaco	present
Mr. Smith	present

**Michael Sullivan, Clarke-Caton & Hintz
Valerie Bollheimer, Esq., Purcell, Ries, Shannon, Mulcahy & O'Neill
Stephen Souza, Princeton Hydro
H. Clay McEldowney, Studer & McEldowney**

C. APPROVAL OF MINUTES

1. July 10, 2006 – Mr. Smith made a motion to approve the minutes. Mr. Cook seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded. Ms. Allen abstained.*

D. CORRESPONDENCE:

Liz Duffy, Ben Smith and Cheryl Filler requested that they be enrolled in the class taking place in Bethlehem Township pursuant to the email for the continuing education requirements

E. RESOLUTIONS:

**1. Shabbecong, LLC
Minor Subdivision
38 Forty Second Street**

Block 48, lot 10

This matter is carried to the next meeting.

- 2. Country Classics
Final Major Subdivision
Block 36, Lot 93, 94 & 95
Action date: July 6, 2006**

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

- 3. Elizabethtown Water Co.
Mountain Road Booster Station
Extension to Final Site Plan approval
Block 4, lot 42**

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

F. TECHNICAL REVIEW COMMITTEE

- 1. Ominpoint Communications, Inc.
Preliminary Site Plan
Block 20, lot 6
Action date: July 27, 2006**

Mrs. Filler stated that the TRC recommended that this matter be deemed complete, however, they must be prepared to address the existing detention basin.

Mrs. Filler made a motion to deem the application complete. Mrs. Allen seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

- 2. Darren Pincus
Conditional Use
Block 63, lot 53.05
Action date: July 28, 2006**

Mrs. Filler stated that the TRC recommended that this matter be deemed complete.

Mrs. Filler made a motion to deem the application complete. Mrs. Allen seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

- 3. Ernest E. & Elizabeth Renda
Minor Subdivision
Block 64, lot 19
Action date: July 31, 2006**

Mrs. Filler stated that the TRC recommended that this matter be deemed complete with the condition that the EIS be provided prior to the hearing.

Mrs. Filler made a motion to deem the application complete. Mrs. Allen seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	

- 4. Emmet
Amended Minor Subdivision
Block 12.01, lot 14.01 and 15
Action date: July 31, 2006**

Mrs. Filler stated that the TRC recommended that this matter be deemed complete.

Mrs. Filler made a motion to deem the application complete. Mrs. Allen seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	

5. **Mountain Woods
Preliminary Major Subdivision
Block 4, lot 57
Action date: August 10, 2006**

Mrs. Filler stated that the TRC determined that this application remains incomplete.

G. OLD BUSINESS:

1. **Genesis Home Builders
Block 44, lot 47
Request for extension to approval**

Evan Squire on behalf of Genesis Home Builders stated that the applicant is seeking a 90-day extension of time within which to file the deeds. He stated that they are still awaiting approval from the Board of Health. There were some minor changes to their plan, and they are on the Board of Health agenda for the 16th of August. At that time, they are anticipating obtaining their final approval. The Planning Board would not sign deeds to a project that did not have all of their approvals.

PUBLIC COMMENTS:

There were no comments from the public.

Mr. Monaco made a motion for a 90-day extension. Mrs. Filler seconded the motion. *Motion* was carried with a vote of *Ayes all, Nays none recorded*.

H. OTHER BUSINESS:

1. Stream Corridor ordinance

Mr. Sullivan stated that they have now defined off-line ponds. There was a concern about having this language within another definition.

Mrs. Allen stated that the ordinance has been revised to state that the stream corridor shall include the stream channel, the area within the 100 year flood plain be delineated; the area extended outward from the stream channel in any direction as measured from either the 100 year flood or plain or from the top of the stream bank according to the listed classifications.

Mrs. Filler stated that the difference is 150' for trout maintenance and 300' for category one streams. The only other change is the inclusion of what is considered "off-line" ponds and its definition.

Ms. Duffy wanted to know if this ordinance affected only new applications for subdivision approval or would it affect the person who wants to build a shed, a barn or a swimming pool on an existing lot.

Mr. Sullivan stated that it does not mean that the township is obtaining a blanket of easements and putting them all of the streams. It means that when an application comes in pursuant to the development regulations, they would have to recognize this feature and identify the proper conservation easements for that application. The board would decide how that easement would be applied to the property.

Mr. Souza stated that the only exception would be for the 300' buffer. This is a State imposed buffer and it only applies to a category one streams.

Mrs. Filler made a motion to recommend to the governing body the changes as discussed. Mr. Monaco seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

2. Stormwater ordinance

Originally this was identified as Ordinance #22-2006. There were changes as a result of the public hearing. The changes are as follows: The following stormwater management elements shall not be located within the open space created as part of a cluster subdivision.

Above grade infiltration facilities; below grade infiltration facilities; detention basins; detention facilities; drywell; infiltration facilities; retention basin; wet basin.

To this list the board agreed to add Dr. Souza's suggested language as follows: Including, but not limited to BMPs "Manufactured Treatment Devices (MTDs)", "Bioretention Systems" and "Sand Filters" all of which are identified by these terms in the NJDEP Stormwater Best Management Practices Manual.

Ms. Filler suggested amending the Stormwater Management definition in the ordinance to include the above referenced list of facilities.

Ms. Allen stated that the following language should be added at 148-14 G (2) included but not limited to, above grade infiltration facilities; below grade infiltration facilities; detention basins; detention facilities; drywell; infiltration facilities; retention basin; wet basin, BMPs "Manufactured Treatment Devices (MTDs)", "Bioretention Systems" and "Sand Filters".

Additionally Stormwater Management Element definition should be revised to incorporate the following language: included but not limited to, above grade infiltration facilities; below grade infiltration facilities; detention basins; detention facilities; drywell; infiltration facilities; retention basin; wet basin, BMPs "Manufactured Treatment Devices (MTDs)", "Bioretention Systems" and "Sand Filters".

Mrs. Filler made a motion to forward the ordinance with the changes to the Township Committee. Mr. Cook seconded the motion.

Roll call:

Mrs. Allen	aye
Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Monaco	aye
Mr. Smith	aye
Madam Chair	aye

I. VOUCHER APPROVAL

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

J. PUBLIC HEARINGS:

- 1. Wilmark Building Contractors, Inc.
Preliminary Major Site Plan
Block 21.12, lot 46.08
Action date: carried to July 24, 2006**

Ronald Monaco and Julia Allen recused themselves from hearing this application and left the courtroom.

Geoffrey Soriano, of Soriano and Soriano stated that he is the attorney for the applicant. The property is known as 6 Lake Drive. It is a vacant parcel of land. It is approximately 1 1/3 acres in size. It is located on the southeast corner of the intersection of Route 22 and Lake Drive. The property is located in the B zone. The applicant has submitted a preliminary site plan approval to develop a child care center. This is a permitted use in the zone for property consisting of 2 acres in size or less. The plans show 2 variance conditions. There is a lack of 25' screening buffer along the property's easterly lot line. There was a proposal to install fencing of 4 feet in height or more in areas which are not rear lot areas. The plans have been reconfigured and they have met with the board's professionals. At this point, the fence variance is eliminated. They will supply a buffer along the easterly lot line.

Cheryl Silakoski of Heritage Engineering, Mark Hartman of Wilmark Building Contractors, Inc., Frank Mileto, Architect, David Chewey of Garden Associates, Lynn Bocca, Michael Sullivan, Steve Souza and H. Clay McEldowney were sworn in by Attorney Bollheimer.

Cheryl Silakoski of Heritage Engineering stated that she is a licensed engineer in the State of New Jersey. She stated that she has appeared before this board on prior occasions and has been qualified as a professional engineer.

Exhibit A-1 Colorized version of Sheet 3 of 6 – revised date of May 10, 2006

Ms. Silakoski stated that currently the site is wooded. It has a 20 foot sanitary sewer easement that runs though the site parallel to Route 22 at the southerly portion of the site. It has a culvert bisecting the southerly portion of the site. The lot consists of 1.332 acres. It complies with the B zone. The lot is a

rectangular shaped lot. To the west of the site is occupied by Bishops. The easterly lot is mixed use. It has residential and auto body use. The other lots are commercial lots. This lot was the subject of major subdivision that was identified as Lake Drive Estates.

Ms. Silakoski stated that as part of the Lake Drive Estates subdivision the lot was included but not approved for any site plan approval. One of the conditions of approval was that the applicant was to receive DEP permitting for Lots 46 and 46.03. On this area of the site there are existing wetlands and State open waters. In order to finalize the subdivision the applicant had to obtain all DEP approvals. The detention area will be located in the conservation easement. There are minimum grades. They accommodated the grade change by positioning the building so that it acts like a retaining wall. They are proposing 11 parking spaces. The circulation in the parking lot is one way. The children will be dropped off and an employee would be present to unload the children. There would not be any parking for the parents.

Mr. Soriano stated that there were 2 variances conditions that were a part of the application. There was a proposed fence in the play area. The fence is proposed to be 5 feet in height. The height is for safety measures. The ordinance does not provide for anything in excess of 4 feet in the front of the side yard. The applicant would be willing to lower the height of the fence to 4 feet if the board would find the 5 feet height unacceptable. There is also a proposed 6 foot fence along the easterly property line.

Ms. Silakoski stated that regarding stormwater management, one of the main concerns was the testing on the site because of the soils. They proposed an infiltration area underneath the detention basin area. They performed the tests and have submitted the results to Dr. Souza with the intention of doing modifications to the sand filter design to accommodate the test results.

Mr. Sullivan's report addresses the circulation element. Ms. Silakoski stated that the proposed site meets the impervious coverage in the zone. In order to place the sidewalks, the applicant would have to reconfigure their existing sidewalks. Mr. Sullivan recommended the installation of a sidewalk adjacent to the play area to accommodate the 8 parking spaces. The applicant is willing to comply, but they were restricted by the impervious coverage. He also requested a sidewalk to connect perpendicular to Lake Drive from the 5 parking spaces. Again, they are willing to comply with that request; however, they would be over the impervious coverage allowance.

Ms. Silakoski stated that the site has 600 gallons per day sewer capacity allotment that was approved for the site. The site is designed for impervious and parking for a maximum of 72 students. The applicant is willing to acquire additional sewer capacity as the student population grows.

In Mr. Sullivan's report he indicated that the lighting with respect to the illumination and fixtures is in compliance with the ordinance.

The signage is not shown in detail at this point, just the location. Ms. Silakoski stated that the applicant will comply with the ordinance. The trash enclosure will be masonry to match the façade of the building.

Ms. Silakoski stated that the applicant will comply with the outstanding conditions in Mr. McEldowney's letter dated July 12, 2006.

Mr. Soriano referred to the letter from the Fire Official dated June 26, 2006 dealing with the proposed sidewalk. In the letter he states that the sidewalk should be extended to provide access to the rear of the building for the stability of manual fire ladders. Ms. Silakoski stated that there is a slope on that side of the building. To install a sidewalk in this area would make it more difficult for the fire department, it would be better to lean a ladder against the building. There is full access from 3 other sides of the building. Mr. Hartman met with Mr. Barczyk and has indicated that the drawing as show is adequate.

Mr. Soriano wanted to know the status of the outside approvals. Ms. Silakoski stated that the applicant has received the general permits from NJDEP, they received conditional certification approval from the Hunterdon County Soil Conservation District dated April 5, 2006. The only condition on the certification is that any grading or disturbance on adjacent lots would require a separate plan. The Hunterdon County Planning Board returned the applicant indicating that they did not have jurisdiction over the application.

Ms. Filler wanted to know if the lot was wooded prior to the installation of the retention/detention facility. Ms. Silakoski answered that there was a tree line to the northerly side of where the sanitary sewer easement is located. She stated that this is where the wooded area had ended. It was not heavily wooded.

Ms. Duffy wanted to know the composition of the detention basin. Ms. Silakoski stated that the basin is 2 feet deep. It is designed to be minimal. It is a sheet flow basin at a low slope and it is generally grass. At the southerly side there is a 4 foot landscaped berm to provide buffering.

Mr. Cook was concerned that the area located at the rear of the building was very small. He wanted to know if the fire official had approved this. Ms. Silakoski answered yes, it was approved. There is 23 feet behind the building.

Ms. Duffy wanted to know how the children would be dropped off. Ms. Silakoski answered that this is what she understood from her conversation with the operator; there will be scheduled classes for the pre-school children. The parent will not get out of the vehicle and the operator would take the child to the class.

There is also care for younger children. The parking that was noted on the north side of the building is specifically for those parents.

PUBLIC COMMENTS:

Ingelore M. Krug wanted to know if there was a separate entrance for the parents with children. Ms. Silakoski answered no, the main entrance is in the center portion of the building.

Dr. Souza wanted to clarify that the revised plans will be submitted to show the modifications. Ms. Silakoski answered yes.

Frank Mileto stated that he is a licensed New Jersey Architect since 1971. He has been involved in numerous day care centers and commercial construction for retail, restaurant as well as residential use. His office is located in Long Valley, NJ. He is a former construction official for the City of Clifton. He has appeared before numerous municipal planning boards and zoning boards.

Mr. Mileto stated that the building is a one brick story. There will be 6 classrooms. There is a multi-purpose room in the center of the building. There is a small staff lounge for the employees, a warming pantry, 2 offices and receptionist area. There are 4 toilets. Ms. Duffy was concerned about the amount of toilets for the facility. Mr. Mileto stated that this is what is required by the State. The facility will comply with all State life safety requirements.

Ms. Filler wanted to know if there was any overhang above the sidewalks for protection from the elements. Mr. Mileto answered that there was a small overhang. The front entrance is covered.

Mr. Auriemma wanted to know the age group for the children. Mr. Mileto answered that there will be no infant care. The youngest age is 3 years.

PUBLIC COMMENTS:

There were no comments from the public.

David Chewey stated that he is a Certified Landscape Architect in the State of New Jersey. He stated that he has appeared before this board in the past.

**Exhibit A-2- L-1 Colorized version of the landscape drawings dated March 2006
Exhibit A-3 – Overlay of L-1 March 2006**

Mr. Chewey stated that they have created a 4 seasonal interest landscape throughout the plan. Evergreen shrubberies have been planted throughout the perimeter, incorporating shade trees and shrubs. He stated that the plan has been revised based upon Mr. Sullivan's ideas. The overlay indicates additional plantings

that they are proposing to plant in addition to what is already on the plan. He increased the buffer by adding evergreens, Blue Spruce, Norway Spruce and shade trees.

Mrs. Filler stated that she would prefer not to have the buffering include all evergreens. She would rather have natural species included in the mix.

Dr. Souza wanted to know the specifications of the vegetative filter strip. The applicant has taken credit for this as part of the stormwater management. He was also concerned at the rear side of the building; there is a 325 foot linear swale. That credit has been taken for a part of the stormwater calculations in the LID analysis. This area has a considerable amount of shading. He is concerned that they can maintain ample grass cover.

PUBLIC COMMENT:

There were no comments from the public.

Lynn Bocca stated that she is one of the owners of First Step Learning Center Inc. She operates 3 centers. She stated that she has been teaching pre-school for over 20 years and has been an owner and operator for over 18 years. She is involved with special education and meeting the needs of all kinds of children. The school that she has in Jutland, Union Township has a drop off spot where they have a teacher or director located outside meeting the students at peak hours. There are 23 parking places at this facility. The ages of the children at this school are 14 months to 6 years of age. They have 48 students at this facility. The school is licensed by the State of New Jersey. The hours of operation for the proposed facility would be from 7:00 a.m. to 6:00 p.m. Monday through Friday. She anticipates 5 to 6 employees in the beginning; however, as the enrollment increases they will need to hire additional employees.

Ms. Bocca described the layout of the building to the board. No food would be prepared in the warming pantry. The pantry would be used for the teachers to heat up their lunches and storage. The children bring all of their own meals. The play area will be mulched. The State requires 6 inches of mulch in the play area.

The children's parents will drop the children off and a staff member will take them into the facility. There will be no bus drop off. At 9:00 a.m. they start their pre-school classes to 11:30. The afternoon session runs from 12:30 p.m. to 3:00 p.m.

Mrs. Filler suggested that trees should be planted in and around the play area. Ms. Bocca answered that the State might require them to wrap the trees in case the children would bump into them. She indicated that at another facility they built an arbor and installed the gardener screen over it that provides shade.

PUBLIC COMMENTS:

Ingelore M. Krug wanted to know if they also employ teacher's aides. Ms. Bocca answered yes.

Gary Dean was sworn in by Attorney Bollheimer.

Mr. Dean testified that he is a professional engineer licensed in the State of New Jersey. He stated that he is a consulting civil engineer that specializes in traffic. His report was submitted with the application and is dated May 10, 2006.

Mr. Dean stated that he focused on the 2 times of the day when the traffic is busiest in the area. In January and in May of this year, his staff conducted a traffic count during the rush hours at the site and on Route 22. He stated that there is very limited traffic on Lake Drive and coming in and out of Bishops during the morning peak hours. The eastbound traffic on Route 22 at peak time is approximately 2,000 vehicles per hour. In the westbound direction there is approximately one half that amount. At that time, there were only 14 vehicles on Lake Drive. During the afternoon peak hour, the traffic on Route 22 was almost reversed with a heavy westbound traffic flow and a relatively light traffic flow on the eastbound lane. Traffic on Lake Drive was 20 cars per hour. Traffic in and out of Bishops was 136 vehicles making a right turn and 121 vehicles leaving. The facility is on the smaller size in terms of the other child care centers. They studied the competitors to see how they handled the drop offs in the morning. The children are dropped off at their parent's convenience. The facility opens at 7:00 a.m. He determined that this facility would attract 35 vehicles in a peak hour. This would be consistent with the morning and afternoon peak hours. This would not create a significant traffic problem. He would not like to see the traffic circulation plan changed. Regarding Mr. McEldowney's memo, he indicated that the higher turnover parking spaces for pick up and drop off should be 10 feet in width. He does concur with that recommendation.

Mr. Soriano stated pursuant to the testimony, he felt that the landscape plantings should be modified at least to the southerly and westerly sides of the property. He stated that he tried to address most of the outstanding issues during the testimony.

Attorney Bollheimer read the conditions of approval into the record. Sign details to be provided at the time of final approval; the sign will comply with the township ordinances; the applicant shall comply with the comments set forth in Dr. Souza's and Mr. McEldowney's reports; the applicant will work with the township professionals on the placement of employee parking; the playground shall be in accordance with the State's safety guidelines; the applicant shall use shade grass to the rear of the building and specify that mix to the satisfaction of Dr. Souza; the applicant shall work with Mr. Sullivan to reduce some of the evergreen plantings to the south and west of the site; the population of the facility will be limited to the sewer capacity that exists; the applicant shall install a sidewalk along the west of the playground; the board shall grant a variance to the extent necessary for the

additional impervious surface and the applicant shall work with the board's professionals to accommodate the planting of trees in that area as well; and the applicant will comply with the Growth Share Ordinance for the provisions of affordable housing.

Mr. Smith made a motion to approve the application with the aforementioned conditions. Mr. Auriemma seconded the motion.

Roll call:

Mr. Auriemma	aye
Mr. Cook	aye
Mrs. Filler	aye
Mr. Smith	aye
Madam Chair	aye

- 2. Wilmark Building Contractors
Final Major Subdivision
Block 25, lot 38.01
Signed extension and carried to August 14, 2006**

Madam Chair stated that this matter has been carried to August 14, 2006. There will be no further notice.

K. ADJOURNMENT:

Mr. Smith 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