

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
MEETING - June 11, 2013**

William Meglaughlin called the meeting *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

ALSO PRESENT: Secretary Karin Parker, Engineer Robert O'Brien

ABSENT: Ron Monaco

Swearing in of Julia Allen as a member of the Sewer Advisory Committee.

Secretary Karin Parker swore in Julia Allen as a member of the Sewer Advisory Committee for a one (1) year term.

Swearing in of William Meglaughlin as a member of the Sewer Advisory Committee. Secretary Karin Parker swore in William Meglaughlin as a member of the Sewer Advisory Committee for a one (1) year term.

NOMINATIONS FOR CHAIRMAN FOR THE YEAR 2013

A ***MOTION*** was made by Mrs. Allen to nominate Ron Monaco as Chairman, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

NOMINATIONS FOR THE VICE-CHAIRMAN FOR THE YEAR 2013

A ***MOTION*** was made by Mrs. Allen to nominate William Meglaughlin as Vice-Chairman, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

APPROVAL OF THE MINUTES of meeting of December 5, 2012

A ***MOTION*** was made by Mrs. Allen to approve the minutes of the December 5, 2012 meeting, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

CORRESPONDENCE

There was none.

NEW BUSINESS

1. ***Sewer Allocation Transfer Request I Renaissance at Readington (Block 36, Lot 49)***- letter dated March 7, 2013 from Robert Fallone

John Fallone, Managing Member of Fallone Properties, appeared before the Sewer Advisory Committee to request to transfer their sewer allocation to Toll Bros., Inc. Mr. Fallone briefly updated the Committee on the status of current allocation and also stated that they would like to amend their original request from 36,060 gallons to 36,286 gallons per day, which Fallone Properties and Fallone at Spring Meadow collectively controls. Mr. Fallone provided a chart to indicate how they gallonage would be transferred as follows:

	Allocated to Spring Meadow	Allocated to Fallone Properties	Used	Transfer to Toll Bros. Inc	Transfer back to Readington
7/26/02 SPEC AA		32,000		32,000	
5/25/2005 Develop Agreement	2,660			2,600	
SPEC AA(B31,L37)		2,800	1,200	1,600	
SPEC AA(B31, L37.02)		350	300	26	24
TOTAL GALLONAGE	2,660	35,150	1,500	36,286	24

Engineer O'Brien countered that he had an issue with the calculation of the 350 versus 300 gallons per day since the Township ordinance is based on 350 gallons per unit. Attorney Richard Hoff, Toll Bros., explained that the modification from the March 7, 2013 letter was due to Toll Bros. request that the additional gallonage was needed to accommodate the physical square footage area of the clubhouse and pool area. Attorney Hoff further explained that the original application did not appear to account for the amenity area associated with the project, minimizing the account of sewer flow that the pool area would be required under DEP regulations. Robert Fallone added that their engineer, James Mantz, also certified in his letter of September 6, 2012 to Engineer O'Brien that the lots for the four (4) homes on Block 31, Lot 37 only require 1,200 gallon per day. Engineer O'Brien confirmed that everything in the agreement refers back to the 350 gallons per day. Mrs. Allen concluded that the problem is in how many gallons are attributed to the four houses just built that are not deed restricted or part of any agreement and that would dictate how much is leftover to transfer. Mr. Robert Fallone stated that the DEP standard is 300 gallons. Mrs. Allen stated there is a matter of caution as to what this may do to our policy if there is sufficient reason here to deviate from the policy. Mr. Meglaughlin suggested presenting this to the Township Committee based on the fact that the Sewer Advisory recommends it to be appropriate to allocate 300 versus 350 gallons in order to make the project viable.

A MOTION was made by Mrs. Allen to recommend to the Township Committee that due to a situation created by an oversight in the requirement for the amenity area in original application to the DEP, Fallon requires 36,286 gallons rather than 36,060 gallons and since the additional gallonage was to come from the overage on the Block 31, Lot 37 and 37.02 development; the accommodation could be accomplished by attributing 300 gallons rather than 350 gallons to each of the five houses in *this one instance*, allowing Fallon properties to allocate 1626 gallons to Toll Bros to satisfy the deficit, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

ADJOURNMENT:

As there was no further business, *A MOTION* was made by Mr. Meglaughlin to adjourn at 7:15p.m., seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*
Sewer Advisory Secretary

