

READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
MEETING – OCTOBER 22, 2014

The meeting was called *to order at 6:40 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Chairman Ron Monaco, Mrs. Julia Allen, Mr. W. Meglaughlin

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

ABSENT: None

APPROVAL OF THE MINUTES of meeting June 11, 2013

A MOTION was made by Mr. Meglaughlin to approve the minutes of the June 11, 2013 meeting, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

CORRESPONDENCE

1. *Updated Distribution of RLSA Allocation dated October 1, 2014*

Engineer O'Brien stated that there are some minor adjustments to be made to the spreadsheet on the *Not on Line* table and he will update the spreadsheet for the next meeting.

NEW BUSINESS

1. *Request to Connect Sewer System / Whitehouse Plaza (Block 14, Lot 49) –* letter dated September 23, 2014 from Matthew Rutt, PE, CDP, President Landcore Engineering Associates

Jerry Birmingham, National Realty and Development, was present on behalf of WalMart to request to connect sewer system along the north side of Route 22. Mr. Birmingham gave a brief history of the current septic system and explained that in the past year they have done numerous studies to look into upgrading the septic system since at this time it is being underutilized to prevent the septic system from failing. Mr. Birmingham continued that they are currently working through the site plan process to expand WalMart. Matthew Rutt, Landcore Engineering, explained the process to connect to the sewer system in addition to the necessity of building a pump station. Mr. Monaco requested that Mr. Birmingham provide Engineer O'Brien with documentation determining that system cannot be upgraded. Mr. Birmingham stated that they are seeking an estimated 16,000 to 20,000 gallons of capacity.

Mr. Monaco explained that the only way this could even be considered would be due to the failing septic system. Engineer O'Brien deemed that DEP approval would be needed for a TWA. Mr. Monaco added that another issue would be the size of the pipe connecting to the system. Mr. Meglaughlin questioned that in the event the 16,000 gallons were granted, would additional gallonage be needed when the expansion moved forward. Mr. Birmingham responded that the 16,000 gallons would be sufficient due to limiting the type of use within that gallonage; however, he would be more comfortable with 20,000 gallons, if available. Mayor Allen stated that she would like to see Walmart remain in the Township and flourish; therefore, would support the Township's assistance to try to help them through this. Mr. Monaco asked Engineer O'Brien to review the existing system capacity and the use based on the expansion and also added that after a determination has been made, Attorney Dragan would need to draft an agreement to include language stating the need for emergency capacity due to a failing system, the number of gallons needed, pipe size requirement and maintenance of the pump station. Mr. Monaco stated that this matter will be addressed at another meeting when all the details and reports have been reviewed.

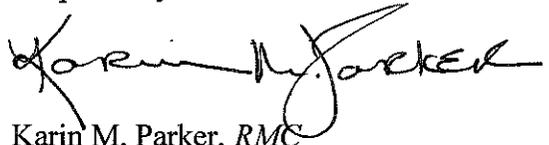
2. ***Request for Sewer Allocation / Hionis Farms LLC (Block 36, Lot 4)*** – letter dated October 6, 2014 from Tim Hionis

Tim Hionis stated that his family is the owner of property on School Road, approximating twenty-eight (28) acres, and their original plan was to farm outdoor production; however, they are currently looking into other possibilities to develop the land based on the feasibility of attaining sewer allocation. Mr. Monaco explained that the Township is currently slightly over sewer capacity and the only capacity available is for emergencies due to failing septic systems. Mayor Allen offered that there is some capacity set aside for affordable housing should they want to consider that option, in addition to the possibility of things shifting over the next ten years. Mayor Allen advised them to possibly hire planner to do a concept review plan which could provide them with a little more guidance. Mr. Hionis stated that he just wanted to see what was available and would look into the options that were offered.

ADJOURNMENT:

As there was no further business, ***A MOTION*** was made by Mr. Meglaughlin to adjourn at 7:10 p.m., seconded by Chairman Monaco with a vote of ayes all, nays none recorded.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Karin M. Parker". The signature is fluid and cursive, with a large initial "K" and a long horizontal stroke at the end.

Karin M. Parker, *RMC*
Sewer Advisory Secretary