

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
April 27, 2020**

The Meeting was called to order by Chair Monaco at 7:00 p.m. stating that the requirements of the Open Public Meetings Act have been met and that this meeting had been duly advertised.

CHAIR MONACO ANNOUNCED THAT IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL BOARD MEMBERS, BOARD PROFESSIONALS, APPLICANT AND APPLICANT'S TEAM, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC.

ROLL CALL

Board Members in Attendance:

Albanese, J.
Allen, J.
Cook, J.
Duffy, E.
Filler, C.
Heller, J.
John, C
Mueller, A.
Monaco, R.
Rohrbach, T

Others Present

Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger

MINUTES

Mr. Heller, Mr. Albanese, and Ms. Allen abstained
Ms. Filler moved, and Ms. Duffy seconded a motion to approve the March 30, 2020 minutes. The motion carried unanimously.

PUBLIC HEARING

Branchburg Route 22 LLC (Verano)

Appl#PB19-011, Block 14, Lot 49-3576 Route 22- Request for Site Plan Waiver to install 2 concrete slabs on the rear of the building for JCP&L to place generators and a third concrete slab for a chiller

Attorney Frank Regan was present on behalf of the applicant. Mr. Regan swore the applicant's professionals in for testimony as follows:

Theodore Bayer, PE, the applicant's engineer
Arie Henry, construction project manager for Verano

Board Attorney Jonathan Drill swore the Board's professionals in for testimony as follows:

Michael Sullivan, Board Planner
Rob O'Brien, Board Engineer

Mr. Regan gave a brief background on the applicant explaining that they had previously received Site Plan Waiver approval from the Board in November of 2019 for some exterior site improvements. He explained that a full site plan application was submitted in February 2020 that was deemed Incomplete and noted that the applicant is currently revising the plans for resubmittal. Mr. Regan further explained that the applicant was currently seeking a Site Plan Waiver this evening for some additional changes required to the exterior improvements at the site.

Mr. Bayer, the applicant's engineer was accepted by the Board as an expert witness. Mr. Bayer explained the requested changes as follows:

- The installation of two new concrete pads for transformers that are required by JCP&L
- The installation of a new overhead door and ramp at the rear of the building
- The relocation of previously approved chiller pad with a small extension
- The installation of underground electric conduits

Mr. Bayer reviewed the memos from the Board's Planner and Engineer. Mr. Bayer explained that 200 square feet of existing parking spaces in the northwest corner of the parking lot could be removed to offset the proposed increase in impervious coverage.

The Board questioned why the equipment was not going on the roof. Mr. Bayer noted that it would be less visible from Route 22.

The Board questioned the size of the chiller and expressed concern about the noise.

Mr. Henry, the applicant's construction project manager explained that the chiller was a 440-ton unit and that a full report had been done by the applicant's sound engineer that was submitted with the site plan application. He noted that they were not seeking any relief from noise regulations.

Angela DeVoe, the Township Construction Official was sworn and explained that the chiller was previously approved in the first site plan waiver and that it was just being moved a few feet with an L shaped pad added for the pump.

The Board asked the applicant to consider when submitting the full state plan application, the fact that the County is looking at installing an emergency services communications tower on the property.

Chair Monaco opened the public portion of the meeting. There were no questions or comments.

Ms. Duffy moved, and Ms. Filler seconded, a motion to approve the request for Site Plan Waiver for Branchburg Route 22 LLC with the conditions discussed. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook						X*		
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	

*Mr. Cook was present but was not audible.

OTHER BUSINESS

Ordinance Referral

Ordinance #12-2020

An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV “District Regulations” of Chapter 148 “Land Development”, to Create an Inclusionary Housing Zone also known as Age-Restricted Affordable Housing-2 District (ARAH-2)

Board Planner Michael Sullivan gave a summary of the ordinance.

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #12-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook						X*		
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	

*Mr. Cook was present but was not audible.

Ordinance Referral

Ordinance #13-2020

An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV “District Regulations” of Chapter 148 “Land Development”, to Create a New

Inclusionary Housing Zone also known as Multi-Family Affordable Housing-5 District (MFAH-5)

Board Planner Michael Sullivan gave a summary of the ordinance.

Ms. Filler moved, and Ms. Duffy seconded, a motion to advise the Township Committee that the Board finds Ordinance #13-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook						X*		
Filler	X		X					
Heller			X					
John			X					
Mueller			X					
Duffy		X	X					
Monaco			X					
Rohrbach							X	

*Mr. Cook was present but was not audible.

**Ordinance Referral
 Ordinance #14-2020**

An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV “District Regulations” of Chapter 148 “Land Development”, to Create a New Inclusionary Housing Zone also known as Multi-Family Affordable Housing-4 District (MFAH-4)

Board Planner Michael Sullivan gave a summary of the ordinance.

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #14-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook						X*		
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	

*Mr. Cook was present but was not audible.

Ordinance Referral

Ordinance #15-2020 An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV “District Regulations” of Chapter 148 “Land Development”, to Create a New Inclusionary Housing Zone also known as Multi-Family Affordable Housing-2 District (MFAH-2)

Board Planner Michael Sullivan gave a summary of the ordinance.

Ms. Filler moved, and Ms. Duffy seconded, a motion to advise the Township Committee that the Board finds Ordinance #15-2020 to be not inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook						X*		
Filler	X		X					
Heller			X					
John			X					
Mueller			X					
Duffy		X	X					
Monaco			X					
Rohrbach							X	

*Mr. Cook was present but was not audible.

Ordinance Referral

Ordinance #10-2020

ORDINANCE TO ADOPT AN AIR SAFETY AND HAZARDOUS ZONING ORDINANCE

Chair Monaco, Mr. Albanese, Mayor Heller, and Ms. Allen recused themselves and left the meeting.

Ms. Duffy took over as chair of the meeting. Ms. Duffy explained that a subcommittee met to discuss revisions to the ordinance that would be consistent with the Master Plan noting that the main change involves permitted uses. Ms. Duffy explained that the Board will first have to take action to determine whether the original Ordinance #10-2020 that was referred to the Board by the Township Committee is consistent or inconsistent with the Master Plan

Ms. Filler moved, and Mr. Mueller seconded, a motion to advise the Township Committee that the Board finds Ordinance #10-2020 to be inconsistent with the Master Plan. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese								X
Allen								X
Cook						X*		
Filler	X		X					
Heller								X
John			X					
Mueller		X	X					
Duffy			X					
Monaco								X
Rohrbach			X					

*Mr. Cook was present but was not audible.

Mr. Mueller expressed some concerns regarding a section of the statute and or regulation that was not included in the content of the proposed revised ordinance.

Ms. Duffy noted that this will be a recommendation to the Township Committee for their review and consideration.

Ms. Filler moved, and Mr. John seconded, a motion to recommend the revised ordinance as recommended by the subcommittee to the Township Committee for their consideration. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese								X
Allen								X
Cook						X*		
Filler	X		X					
Heller								X
John		X	X					
Mueller				X				
Duffy			X					
Monaco								X
Rohrbach			X					

*Mr. Cook was present but was not audible.

ADJOURNMENT

Ms. Filler moved, and Mr. John seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:35 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary