

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
June 8, 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. (arrived at 7:10 p.m.)

Cook, J.

Duffy, E.

Filler, C.

Heller, J.

Mueller, A.

Monaco, R.

Rohrbach, T

Board Members Absent

John, C

Others Present

Board Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, Board Conflict Engineer Larry Plevier, Board Environmental Consultant Jack Szczepanski, Board Traffic Engineer Jay Troutman, Construction Official Angela DeVoe, Environmental Commission Chair Neil Hendrickson and Board Secretary Ann Marie Lehberger

MINUTES

Mr. Heller, Mr. Albanese, and Mr. Monaco abstained

Mr. Cook moved, and Ms. Duffy seconded a motion to approve the May 26, 2020 minutes. The motion carried unanimously.

PUBLIC HEARING

Ryland Developers LLC

Appl# PB20-001- Block 14 Lots 29.02 & 29.03, Old Route 28

Preliminary Major Subdivision

Attorney Michael O'Grodnick was present on behalf of the applicant. Mr. O'Grodnick provided an overview of the application and described the existing conditions at the site. He explained that the applicant was seeking Preliminary Subdivision approval to create 39

single-family lots.

The following individuals were present and sworn in for the applicant:

Art Bernard, PP, the applicant's planner

F. Mitchell Ardman, PE, the applicant's engineer

Thomas Auffendorde, applicant's environmental consultant

Andy Nowack, Vice President for the applicant Ryland Developers LLC

Board Planner Michael Sullivan, Board Conflict Engineer Larry Plevier, Board Traffic Engineer Jay Troutman, Board Environmental Consultant

Jack Szczepanski, Construction Official Angela DeVoe and Environmental Commission Chair Neil Hendrickson were also sworn.

The following exhibit were presented that were previously provided to the Board:

A-1 Colorized Rendering of Site Plan

Art Bernard PP, the applicant's planner was accepted by the Board as an expert witness. Mr. Bernard provided some background on the application and explained that the application was the subject of litigation with the Township that lasted for many years. Mr. Bernard explained that as part of the settlement agreement, the applicant is entitled to all the benefits of an inclusionary development and noted that the Planning Board should confirm in its review that the proposal is consistent with the settlement and resulting ordinance. Mr. Bernard further explained that the applicant is seeking one variance to provide a six-foot solid fence instead of a split rail vinyl fence in the rear of the lots adjacent to the open space to allow for additional privacy to those lots.

Mr. O'Grodnick explained that there is only one variance being requested by the applicant noting that the other two variances that were originally proposed have been eliminated.

Board Planner Michael Sullivan noted that the location of the proposed solid fence should be shown. Exhibit A-1 was shown. Mr. Sullivan also noted that the solid fence should not go all the way to the street but rather stop at the rear exterior walls of the surrounding homes.

Chair Monaco opened the public portion of the meeting for questions of Mr. Bernard.

Tom J. Pluhar of 13 S. Ryland Road was present and questioned why there was not solid fencing proposed near any of the existing residential homes. Mr. Bernard noted that it was not required by the Ordinance. Mr. O'Grodnick confirmed that additional fencing was not proposed. Mr. Pluhar expressed concern about privacy.

Christine Kilcomons of 7 S. Ryland Road also expressed concern about privacy and the amount of space that would be between her home and the proposed homes.

Jan Perrottey of 15 Clark Lane was present and expressed concern about drainage. Chair Monaco noted that the applicant's engineer would be testifying regarding drainage.

Mr. Bernard confirmed that there would be no affordable housing units on the site.

F. Mitchell Ardman, PE, the applicant's engineer was accepted by the Board as an expert witness. Mr. Ardman described the location and the existing conditions on the property. He provided testimony as follows: The property is located in the PND-2 Zone. 39 single family lots are proposed. A new single access roadway is proposed off Old Route 28 to enter the proposed development that will run through the property loop around and then exit back out the same way. The new roadway is 30 feet wide with sidewalks on both sides. The proposed development is a clustered subdivision which requires that 42 % of the lot remain open space. The open space will separate the residential lots from the uses at the Ryland Inn and will be visible from Old Route 28. The smallest of the proposed lots is 12,000 square feet and the largest is 29,000 square feet. No variances are required for any of the individual lots. The variance for side yard encroachment that was originally cited for one of the lots has been eliminated. There is fencing proposed around all the detention basins which will eliminate the need for the variance for fencing between the lots and the open space. Regarding stormwater management, the property slopes in three different directions. A detention basin has been proposed in each of these areas. The first basin is located along the entrance drive in the southwest portion of the lot. The second detention basin is located in the northwest portion of the property. The third detention basin is located on the easterly side along Clark Lane. The proposed stormwater system meets the requirements of the state stormwater standards. In addition to the roadway inlet system, inlets will also be placed in other specific areas to help minimize runoff to neighboring properties. The development will be served by public sewer and water. Street trees will be provided throughout the property. There will be a planted buffer of evergreen trees and shrubs between the proposed homes and the existing residential homes on S. Ryland Road and Lamington Road. The applicant agreed to work with the Township planner regarding the planting plan.

Chair Monaco asked for clarification on the distance between the proposed homes and the existing homes on S. Ryland Road. Mr. Ardman noted that there was approximately 100 feet from the property line.

Chair Monaco questioned who would be maintaining the sewer pump. Mr. Ardman stated that it would be dedicated to the Township.

Chair Monaco questioned if the applicant received a will serve letter from the water company. Andy Nowack, Vice President for the applicant explained that the water company will only provide a preliminary letter acknowledging that they serve the area. He further explained that they will not provide the will serve letter until preliminary approval is received.

Angela DeVoe, Township Construction Official was present and stated that the water pressure is a concern on Route 22 and noted that many of the businesses have had to purchase additional fire pumps.

In response to the question of the Board, Mr. Ardman noted that the sewer pump will be maintained by the Township as per the settlement agreement.

Neil Hendrickson, chair of the Environmental Commission questioned who would be responsible for maintaining the open space. Mr. Ardman noted that it was being dedicated to the Township.

Board Engineer Larry Plevier also noted that in accordance with the settlement agreement the Township is also responsible for the maintenance of the detention basins.

Chair Monaco opened the public portion of the meeting for questions of Mr. Ardman.

William Kilcomons of 7 S. Ryland Road was present and expressed concern about the setback required between the rear of his property and the proposed homes. He questioned if some sort of easement could be provided between their property and the proposed homes to preserve some of the existing tree growth. He also expressed concern about stormwater flow.

Jan Perrottey of 15 Clark Lane was present and expressed concern about additional runoff on her property noting that is already extremely wet in the area where Basin C is proposed. Mr. Ardman explained that he is confident that stormwater system that is designed will handle the water and discharge properly from the site.

Chair Monaco noted that any existing issues on the property regarding storm water should be addressed directly to the Township.

Tom J. Pluhar of 13 S. Ryland Road was present and noted that he had difficulty hearing Mr. Ardman and asked for clarification about what the applicant will be doing to reduce the water flow. Mr. Ardman explained they will be helping to improve the drainage on the property. Mr. Pluhar also expressed concern about privacy. Mr. Ardman noted that there will be an undisturbed planted buffer area separating the properties. Mr. Pluhar also noted that there has been construction material dumped in the rear of his property.

Mr. Nowack noted that he been on the site many times over the past years and has not seen any signs of anything being dumped on their property. The applicant agreed to meet with Mr. Pluhar to investigate further.

Tom A. Pluhar of 13 S. Ryland Road was present and expressed concern about stormwater management due to the steep slopes on the property and the impact on ground water recharge. Mr. Ardman noted that the detention basins are designed with sand bottoms to promote groundwater recharge. Mr. Ardman also noted that there is a very small portion of the lot that is steep slopes.

Christine Kilcomons of 7 S. Ryland Road returned and asked for clarification on how the easement would work.

Janet Davis of 11 S. Ryland Road was present and questioned if an easement would be behind all the homes. Ms. Davis questioned if there would be a reappraisal of the existing home properties. Chair Monaco noted that would be determined by the tax assessor.

Mr. O'Grodnick confirmed that the applicant would agree to a 10-foot buffer easement.

Walter Stepanchuk of 3596 Route 22 was present and reiterated his neighbor's concerns regarding the water problem that currently exists on the property. He also questioned if the existing tree line will be removed. Mr. Ardman noted that they are going to try and maintain as much as possible on the property line. Mr. Stepanchuk questioned what the setback was between his property and the proposed homes. Mr. Ardman noted that all homes are a minimum of 25-30 feet from the property line.

Karen Firing of 3596 Route 22 was present and questioned if the existing tree line behind her property would remain. Mr. Ardman noted that they are maintaining as much as possible at the property line.

Todd Terricone of 6 Lamington Road was present and asked for clarification on how read the plans sheets regarding the slopes and grading. Mr. Terricone expressed his concern about flooding.

Tom A. Pluhar returned and expressed concern about the development regarding steep slopes noting that the existing homes have wells and septic systems.

Tom J. Pluhar returned and expressed concerned about problems in the future once the development is built.

Karen Firing returned and questioned who would maintain the 10-foot buffer. Chair Monaco noted that it would be the property owner's responsibility. Ms. Firing questioned what the time frame for the project was. Mr. Nowack stated that they did not have a clear timeline yet.

William Killcomons returned and asked for confirmation that the easement could not be touched. Mr. Kilcomoms noted that the open space should be readjusted to be in favor of the residents. Mr. Kilcomoms expressed his concern about the proposal and the effects that it will have on the residents and the Township.

Todd Terricone returned and questioned if it was easier to build on flat land. Mr. Ardman agreed noting that the property is generally flat land.

Chair Monaco noted that the proposed development is part of settlement agreement from a lawsuit having to do with affordable housing. Mr. Monaco further noted that the original applications were much more intense that what is currently being proposed.

Mr. O'Grodnick reiterated that the historic ennvisionment for the property was far more intense than residential.

Mr. Ardman reviewed the reports of the Board professionals.

There was discussion about the material of the retaining walls. The applicant agreed to coordinate the colors with the foundation of the homes.

It was agreed that a Stormwater Pollution Prevention Plan would not be required.

There was a lengthy discussion regarding the TSS removal rate as noted in the report of the Board's environmental consultant. The Township Ordinance requires 90%, the applicant proposes 80%. The applicant agreed to comply with the Ordinance requirements of 90%.

Chairman Monaco opened the public portion of the meeting for comments from the public.

Tom A. Pluhar returned and questioned the compliance with the steep slope ordinance. It was noted that there were exemptions in the ordinance adopted as a result of the settlement agreement. Mr. Pluhar questioned when the will serve letter from the water company would be provided. Chair Monaco noted that the applicant will have to return to the Board for final approval.

Todd Terricone of 6 Lamington Road was sworn and presented exhibits that were marked into evidence as follows:

- O-1 Plan page prepared by Todd Terricone showing different possible orientation for the proposed development
- O-2 Plan page prepared by Todd Terricone showing different possible orientation for the proposed development

Ms. Duffy moved, and Ms. Filler seconded, a motion to approve the application for Ryland Developers 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					

OTHER BUSINESS
Ordinance Referral

Ordinance #21-2020

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 Zoning District also known as Age-Restricted Affordable Housing-1 District (ARAH-1)

Board Planner Michael Sullivan provided an overview of the Ordinance.

Mr. Albanese moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #21-2020 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		X					
Allen			X					
Cook			X					
Filler		X	X					
Heller			X					
John						X		
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach			X					

ADJOURNMENT

Mr. Mueller moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 11:00 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary