

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
July 13, 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:

Allen, J.

Cook, J.

Filler, C. (Arrived at 7:20 p.m.)

Heller, J.

John, C

Mueller, A.

Monaco, R.

Rohrbach, T

Board Members Absent

Albanese, J.

Duffy, E.

Others Present

Board Attorney Jonathan Drill, Esq., Board Planner Andrea Malcolm, Board Engineer Rob O'Brien, Environmental Commission Chair Neil Hendrickson, Construction Official Angela DeVoe and Board Secretary Ann Marie Lehberger

MINUTES

Mr. Cook abstained

Mr. Mueller moved, and Mr. Heller seconded a motion to approve the June 22, 2020 minutes. The motion carried unanimously.

OTHER BUSINESS

BELLEMEADE DEVELOPMENT CORPORATION

Block 2.01 Lots 9.01 & 11

Request for 4.5-year Extension of Final Major Site Plan Approval for Halls Mill Farm Office Complex

Attorney Glenn Pantel was present on behalf of the applicant. Mr. Pantel explained that the applicant was requesting a 4 1/2-year extension of the site plan approval that was originally approved in 1988. He noted that the project was a 660,000 square foot office development. He further explained that it was in August of 2000 that sewer capacity became available for the project. Mr. Pantel noted that the project has been involved in

substantial litigation over the years and also has been encumbered by economic emergencies which have been recognized by the permit extension act of 2008. He also noted that the permit extension act has been passed again for 2020 due to the COVID-19 pandemic.

Diana Fainberg, consultant for Bellemeade Development Corporation was sworn as a fact witness. Ms. Fainberg explained the background on the project and how they got to where they are today. Ms. Fainberg noted that the main constraint for them to originally move forward with the project was due to the lack of sewer capacity. She explained that in addition to economic uncertainty, they have been involved in litigation that is still ongoing that has affected the ability of the applicant to move forward with successful development of the site.

Mr. Pantel noted that the 4 1/2-year extension would bring them to December 31, 2024.

The Board discussed how the new stormwater regulations would affect the project.

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

Ms. Allen moved, and Mr. Mueller seconded, a motion to approve the extension request for Bellemeade Development Corporation. The roll call vote follows:

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

PUBLIC HEARING

READINGTON BREWERY LLC

Block 76 Lot 5- 937 Route 202

Appl#PB19-010- Preliminary & Final Site Plan

Attorney Steven Gruenberg was present on behalf of the applicant. Mr. Gruenberg gave an overview of the applicant's proposal for Preliminary & Final Site Plan with a conditional use, variances, and design waivers. He explained that the proposal was for a 3,744 square foot limited brewery facility to be used for both brewing and public sale of beer in conjunction with the existing agricultural uses. He noted that the application complies with the Township's recently adopted Ordinance.

The following individuals were present and sworn in for the applicant:
Braun Kiess, Co-Founder and Managing Member of Readington Brewery LLC
Paul Fox, PE, the applicant's engineer

Board Planner Andrea Malcolm, Board Engineer Rob O'Brien, Construction Official Angela DeVoe and Environmental Commission Chair Neil Hendrickson were also sworn.

Mr. Kiess explained that they currently have a hop farm on the property. He noted that they are also growing wheat, barley, and some vegetables that they plan to use in the production of the beer. Mr. Kiess explained that they are a farm brewery and will be operating under a limited brewery license. He noted that they are a small operation and strive to become a part of the surrounding community. Mr. Kiess explained that the proposal includes the construction of a small building that will be 2,676 square feet in size to allow for the brewing of beer on site and also a small tasting room. He further explained that it is not a bar noting that they are required to close by 10 pm and cannot sell any other alcoholic beverages. Mr. Kiess confirmed that the ordinance allows for a limited brewery as a conditional use in the zone.

Mr. Gruenberg reviewed all the standards that are required as part of the conditional use with the applicant and confirmed that they meet all the standards as listed in Section 148-35 of the Township Ordinance.

Paul Fox, the applicant's engineer was accepted by the Board as an expert witness. Mr. Fox described the location of the property and provided testimony as follows: The site is a farm with an existing residential home on the property that will remain. The lot is 20.9 acres in size and the amount of disturbance that will occur as part of the proposal will be 3 acres. The proposal will eliminate the existing driveway and create a two-way drive that leads to the proposed brewery. There will be an intersection halfway up the driveway that will allow access to the single-family home. There will be a 31-car parking area. There is a proposed garbage and recycling storage area. The project will be served by two bio retention basins that will discharge to the existing stormwater system on Route 202. Mr. Fox explained that the applicant is proposing to install the lighting in the front half of the parking lot close to the building and bank the balance of the lighting. He noted that this is based on the forecasted customer usage at night and because they are trying to maintain the farm aesthetic of the site. The parking lot is proposed to be gravel except for the handicap spaces which will be paved and striped in accordance with ADA requirements. Parking bumpers are proposed instead of curbing and striping to delineate the parking spaces. Mr. Fox reviewed the variances that are being required as part of the application due to the topography on the property as follows:

- Maximum Change in Elevation
- Topographic Modification Setback
- Maximum Slope Transition
- Accessory Structure Setback

It was noted that an access permit would be required from the NJ DOT (Department of Transportation) as part of the application.

Mr. Fox reviewed the report of the Board Planner. It was noted that the applicant is requesting an exception from curbing for the parking area to preserve the farm aesthetic of the property. The applicant is also seeking an exception for street trees to keep in line with the rest of the Route 202 corridor. The applicant agreed to work with the Board Planner regarding species selection and to provide the additional shade trees required around the parking area.

The Board discussed the applicant's proposal to bank some of the lighting in the parking lot. The applicant agreed to install all the lighting now and have it on two different switches so that the lighting in the back portion of the parking area could be used only if necessary.

The applicant agreed to work with the Board Planner regarding the type of pole mounted light fixtures being used in the parking area to try and find one that would be similar to the ones being used on the building that would better fit into the agriculture feel of the property.

The applicant agreed to provide a copy of the of the farmland assessment application to the Zoning Officer each year as requested by the Board.

Mr. Fox reviewed the report of the Board Engineer. It was noted that the applicant would self-maintain the basin with their own farm equipment. The applicant agreed to provide construction details for the patio shown on the plans.

Dan Aron, Co-Owner of Readington Brewery LLC was sworn and noted that the patio will be made of either a paver or stamped concrete. He confirmed that the patio will be used as a staging area for people who will be taking a tour of the farm.

Mr. Fox noted that there was not a concern about the gravel portion of the driveway being washed out.

It was noted by the applicant that they will not install an external air conditioning unit.

Angela DeVoe, the Construction Official noted that the architectural plans incorrectly label the building as a utility building and explained that she believes it should be classified as an A2 use which could require the installation of a sprinkler system.

In response to the memo from the Environmental Commission, Mr. Kiess noted that given the scale of the operation there will no issues with odor.

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

Dr. Mahlis of 32 Dilts Lane was present and expressed concern about the impacts to the residential properties located in the area specifically regarding noise from people outside on the porch and odor from the yeast. Mr. Keiss noted that the smell will not be an issue due to both the distance to the residential properties as well as the scale of the operation. It was noted that the closest residence is about 400 feet from the property. Mr. Keiss also

noted that they will be closed by 10 pm and will be subject to the Township noise ordinance.

Chair Monaco opened the public portion of the meeting for comments.

Dr. Mahlis of 32 Dilts Lane was sworn and expressed concern about the impacts to the residential area as a result of the proposal.

It was noted that applicant would return to the Board when the architect could be present to discuss the classification of the building and the potential impacts.

It was announced that the application would be carried to the meeting on July 27, 2020 at 7:00 p.m. It was noted that it would be a virtual meeting and the log in information for the meeting would be provided on the agenda that would be posted on the Township website. No additional notice will be provided.

OTHER BUSINESS
ORDINANCE REFERRAL
Ordinance #23-2020

An Ordinance of the Township of Readington Repealing Ordinance#21-2020 adopted on June 15, 2020 and replacing it with an Ordinance entitled “An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV “District Regulations” of Chapter 148 of the Code of Readington Township Entitled “Land Development” to Create a New Inclusionary Housing Zone also known as Age-Restricted Affordable Housing-1 District (ARAH-1)

Ms. Filler moved, and Mr. Heller seconded, a motion to advise the Township Committee that the Board finds Ordinance #23-2020 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					
Heller			X					
John			X					
Mueller			X					
Duffy						X		
Monaco			X					
Rohrbach			X					

*It was noted that Mr. Cook was present but was not audible

Chair Monaco noted that the Zoning Officer Christina Schwartz and the Construction Official Angela DeVoe would join the subcommittee to discuss the zoning on Route 22.

Chair Monaco noted that the Board received a proposal from Princeton Hydro to update the stormwater ordinance. It was discussed that the cost was a bit high and decided that the chairman would go back to them to get more details on the work that was being proposed.

Chair Monaco noted that a subcommittee was needed to review the current application checklists. It was determined that the members of the TRC would be a part of the subcommittee along with the Board Secretary.

Chair Monaco and Ms. Allen recused themselves and left the meeting.

Board Planner Andrea Malcolm noted that the goals and objectives section of the Master plan needed to be updated to bring it into consistency specifically in respect to the airport.

Mr. Mueller moved, and Ms. Rohrbach seconded, a motion to authorize the Board Planner Michael Sullivan of Clark Caton Hintz to update the Master Plan in respect to the airport. The roll call vote follows:

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

*It was noted that Mr. Cook was present but was not audible

ADJOURNMENT

Mr. Mueller moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 10:40 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary