

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
March 13, 2023**

The Meeting was called to order by Chair Hindle 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.

ROLL CALL

Board Members in Attendance:

Allen, J.
Becker, R.
Cook, J.
Filler, C.
Hendrickson, N.
Hindle, J.
John, C.
Mueller, A.
Panico, V.
Villa, C.
Barton, S.

Board Members Absent:

None

Member	2023 Excused Absences	2023 Unexcused Absences
Allen		
Becker		
Cook		
Filler		
Hendrickson		
Hindle		
John		
Mueller		
Panico	1 (1-9)	
Villa		
Barton	2 (2-13, 2-27)	

Others Present:

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

MINUTES

Mr. Barton abstained.

Ms. Filler moved, and Mr. Hendrickson seconded, a motion to approve the February 27, 2023, minutes. The motion carried unanimously.

RESOLUTIONS

There were no resolutions presented for Board consideration.

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

PUBLIC HEARING

Redcom Design & Construction LLC

Block 39 Lot 53-20 Tannery Road

Appl# PB 21-009-Preliminary & Final Major Site Plan with Variances-Light Manufacturing Building

Time: 4/30/23

Attorney Bryan Plocker was present on behalf of the applicant. Mr. Plocker stated that this was a continuation of a hearing for Preliminary & Final Major Site Plan approval with variances for the construction of a building to be used for light manufacturing product assembly. Mr. Plocker explained that at the January meeting they had presented alternate concept plans to the Board and subsequently submitted a revised plan that is in line with those discussions.

Mr. Plocker confirmed that the subject property is not for sale.

Eric Ballou, the applicant's engineer was present. It was noted that he was previously sworn and remained under oath. Mr. Ballou submitted an exhibit that was marked into evidence as follows:

A-8 20 Tannery Road Color Rendered Site Plan Exhibit dated 3/13/23

Mr. Ballou reviewed the changes to the site plan as follows:

- The proposed building footprint has been reduced to 56,000 square feet with a mezzanine floor of 3,000 square feet for a total of 59,000 square feet.
- The size of the loading docks will be compliant with the ordinance requirements.
- The number of parking spaces has been reduced from 87 spaces to 60 spaces and the number of loading spaces reduced from 7 to 6. 2 make-ready electric vehicle parking spaces are proposed. Variances are required for the proposed parking in the front yard and for the number of parking spaces, 74 are required and 62 are proposed.
- The trash enclosure has been modified to be a masonry enclosure.
- The proposed sign no longer needs a setback variance.
- The height of the light poles will be reduced to 14 feet along the driveway as recommended. Relief is needed for glare.
- Steep slope disturbance has been reduced significantly.
- The plan no longer requires variances for topographic modification setback, maximum slope transition and retaining walls located within setbacks.

In response to a question from the Board, Mr. Ballou confirmed that the 14-foot light pole is acceptable for trucks and noted that all lighting will be LED and downward facing.

The Board discussed tree species selection. Mr. Ballou stated that they will revise the landscaping plan to comply with parking area screening, parking area trees and parking area screening composition as noted in the Board Planner's report.

There was a lengthy discussion regarding the amount required for payment in lieu of planting. The applicant agreed to the amount noted in the Board Planner's report which is \$154,800.

The Board inquired about the location of deer fencing.

The Board inquired if the property would be fenced. Mr. Ballou stated that the entire site would not be fenced in.

Mr. Ballou reviewed the steep slope and topographic relief required.

Mr. Ballou described the location for the meter and hotbox that is required for utilities. It was noted that a variance is required for front yard setback.

Roy Messaros, the Board's Environmental Consultant from Princeton Hydro was sworn.

Mr. Ballou described the stormwater management proposed on site. Three bioretention basins are proposed with underdrains as well as one Biopod Planter, certified by NJDEP as a green infrastructure manufactured treatment device that will be utilized for TSS (Total Suspended Solids) removal for a small portion of the driveway. It was noted that a waiver is required for the use of the Biopod that provides 80% TSS removal versus the 90% required by Township Ordinance. Mr. Ballou also explained how they would address additional groundwater recharge opportunities.

To address comments from the Board's Environmental Consultant regarding classification of HSG (Hydraulic Soil Group), Mr. Ballou explained that they are proposing to revise the calculations to utilize hydraulic group C for pre and post development. Mr. Ballou further explained that the stormwater management report that was submitted to the Board was designed based on HSG D.

Mr. Messaros stated that he just received that proposal this morning and did not have time to review, therefore he cannot render an opinion on it this evening.

The Board inquired on how the HSG assignment is determined and if the classification changes the design requirements for stormwater management.

Mr. Messaros stated that the design will be influenced whether the soil is classified as C or D noting that groundwater recharge does not need to be considered in the State of NJ if the soil is classified as D.

The Board took a break at 8:30 p.m. and returned at 8:40 p.m. will all members present Mr. Plocker stated that they will work with Mr. Messaros regarding the soil classification and return to the Board at a future date.

The Board questioned how many times the soil was tested.

Chair Hindle opened the public portion of the meeting for questions of Mr. Ballou.

Susan Masinda, inquired about a discrepancy in K ratings that were submitted with the application versus a prior Board of Health application. She also inquired about infiltration testing done around the building. Mr. Ballou stated that the applicant's geotechnical engineering expert would address her questions.

Roberto Martinez, the applicant's architect was accepted by the Board as an expert witness. Mr. Martinez submitted an exhibit that was marked into evidence as follows:

A-9 Redco Reade 20 Tannery Road Color Rendered Exhibit

Referencing Exhibit A-9, Mr. Martinez reviewed the revised architecture plans for the reduced size building.

The Board asked for clarification as to the proposed colors for the building. Mr. Martinez stated that it would be simple shades of gray.

Chair Hindle opened the public portion of the meeting for questions of Mr. Martinez. There were no questions from the public.

Kyle Kopacz, the applicant's geotechnical engineer was sworn and accepted by the Board as an expert witness.

Mr. Plocker stated that Mr. Kopacz would provide testimony at the next meeting after working with the Township consultants.

Chair Hindle opened the public portion of the meeting for questions of Mr. Kopacz.

Susan Masinda returned and inquired about the discrepancy in the K ratings. Mr. Kopacz explained that stormwater and septic are analyzed differently. Ms. Masinda also inquired if soil testing was done where the building would be located. Mr. Kopacz stated that they did testing for HSG soil reclassification purposes.

Mr. Ballou returned to answer questions from the public.

Susan Masinda inquired what would need to be done if the applicant was required to address groundwater recharge for HSG(Hydraulic Soil Group) C. Mr. Ballou explained how the design would be done.

Mr. Messaros stated that the State of NJ is now imposing requirements for ground water recharge and explained the reasons and benefits.

The Board questioned the design of the basins.

Board Attorney Drill announced that the application will be carried to the meeting on Monday, May 8, 2023 at 7:00 p.m. with no further notice. It was noted that the applicant granted an extension of time for the Board to act through June 30, 2023.

OLD BUSINESS

Chair Hindle reviewed the old business as follows:

1. Sign Ordinance-held until 3/27 meeting
2. Tree Ordinance- held until 3/27 meeting
3. Board of Adjustment Annual Report- held until 2022 report is received
4. Discussion- Accessory Use Structures- held until 4/10 meeting
5. Municipal Climate Resilience Planning- held until 3/27 meeting
6. Whitehouse Mechanicsville Zoning Overlay for ROM-1-held until 4/10 meeting

NEW BUSINESS

There was no new business discussed.

OTHER DISCUSSIONS

Adoption of Amended 2023 Rules and Regulations

Ms. Filler moved, and Ms. Allen seconded a motion to adopt the amended 2023 rules and regulations. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen		X	X					
Becker			X					
Cook			X					
Filler	X		X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller			X					
Panico			X					
Villa								
Barton								

Other Priorities for 2023

Mr. Mueller stated that the Township Committee received a request that the Limited Brewery ordinance be reviewed to be more in line with the state guidelines specifically regarding events.

Mr. Becker commented on the need to review the new stormwater ordinances and the

effect on current Township Ordinances.

PUBLIC COMMENT

Bob Colburn, Chairman of the Board of Health requested that the Board note the septic system when reviewing applications.

Mr. Mueller moved, and Mr. Panico seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:15 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary