

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
June 12, 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.
Hendrickson, N.
Hindle, J.
John, C.
Mueller, A.
Panico, V.
Villa, C.
Barton, S.

Board Members Absent:

Filler, C.

Mr. Mueller moved, and Ms. Allen seconded, a motion to excuse the absence of Board Member Filler. The motion carried unanimously.

Member	2023 Excused Absences	2023 Unexcused Absences
Allen		
Becker		
Cook	1(4-10)	
Filler	1(6-12)	
Hendrickson		
Hindle		
John		
Mueller		
Panico	2 (1-9, 5-22)	
Villa		
Barton	2 (2-13, 2-27)	

Others Present:

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

MINUTES

Mr. Cook moved, and Ms. Allen seconded, a motion to approve the May 22, 2023, minutes. The motion carried unanimously.

RESOLUTIONS

Resolution to Appoint Conflict Planning Consultant-Tom Behrens of Burgis Associates

Mr. Cook moved, and Mr. Hendrickson seconded, a motion to approve the resolution appointing Tom Behrens of Burgis Associates as conflict planning consultant. The roll call vote follows:

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

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

None

TRC UPDATE

Chair Hindle stated that the TRC recently met to review completeness of the Kaplan Camelot at Readington LLC application, and it was deemed incomplete at this time.

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

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 end of the last meeting there were a few open items that have since been addressed to the satisfaction of the Board' professionals. He also stated that the applicant's representative was present this evening to discuss the potential uses for the building with the Board.

Sean Walsh, the Board's environmental consultant and John McDonough, the applicant's planner were sworn.

Eric Ballou, the applicant's engineer, was present. It was noted that he was previously sworn and remained under oath. Mr. Ballou explained that in response to comments from the Board's professionals, they have redesigned the stormwater management system to use hydraulic soil group C soils versus D soils. Mr. Ballou reviewed the other minor revisions that were made to the plans.

It was noted that the discrepancy in the tree replacement numbers has been reconciled,

The Board inquired about the soil volume and the spacing of the trees.

Mr. Ballou explained that as a result of the revisions to the to the landscaping plan they were able to eliminate a number of the exceptions needed.

The Board inquired about the process of the installation of the retention basins.

The Board noted that the plans must be revised to include two eight-foot-wide handicap parking spaces and one eleven-foot-wide handicap van space as well as two five-foot aisles within the spaces to comply with ADA requirements. Mr. Ballou confirmed that this will not require any changes to stormwater or the deviations being requested.

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

Susan Masinda inquired about the comments from the engineer that were part of the septic approval by the Board of Health in 2021. Mr. Ballou confirmed that they can address the comments without any modifications to the site plan.

Gregory Redington, president of Redcom Design and Construction LLC was present. It was noted that he was previously sworn. Mr. Redington explained that in addition to complying with the Township zoning requirements, the applicant will agree to the following conditions:

- The hours will be Monday through Saturday from 6 am to 8 pm with deliveries only scheduled between 7 am and 6 pm.
- No deliveries on Sunday and non-business hours with a maximum of ten people in the building on rare occasions as needed.
- Limit the number of full-size tractor trailers to ten per day.
- Limit deliveries by box trucks to four per day.
- Meet all municipal and state requirements for noise, odor and pollution within a commercial setting.
- No storage of materials outside the building.
- No work will be performed outside the building.
- No idling beyond three minutes per state guidelines.
- All end users will abide by the Township Zoning Ordinance pertaining to the industrial zone.

The Board asked if the applicant expected to have trucks parked on site overnight.

Mr. Redington confirmed that his company will be managing the construction of the project

Chair Hindle opened the public portion of the meeting to questions of Mr. Redington. There were no questions.

John McDonough, the applicant's planner, was accepted by the Board as an expert witness. Mr. McDonough reviewed the variances and design waivers being requested by the applicant as follows:

Variances

- §148-24.F(4)(a) - Minimum front yard setback
- §148-50.A(3) - Development in area with slopes of 15% - < 25%
- §148-50.A(4) - Development in area with slopes greater than 25%
- §148-24.G - Parking area located in a front yard
- §148-52.B - Retaining wall over seven (7) feet in height
- §148-52.B - Fence over seven feet in height in side yard
- §148-60.1.A - Change in elevation exceeding two (2) feet
- §148-60.1.B - Maximum percentage of lot area for topographic change. 4.2

Design Exceptions

- §148-69.1.B(1) - Location of individual trees on removal/replacement plan (Trees less than 15" DBH)
- §148-69.1.B(2) - Labeling of individual trees. (Trees less than 15" DBH)
- §148-69.1.B(3) - List of individual trees by species/size slated for removal. (Trees less than 15" DBH)
- §148-66.B - Nonglare lighting
- §148-66.G - Tree wrapping

Mr. McDonough reviewed the benefits of the application as follows:

- An efficient use of land.
- A permitted use.
- The construction of a high-quality building.
- A use that serves the public good by providing jobs, economic development and a stable ratable base.

Chair Hindle opened the public portion of the meeting to questions of Mr. McDonough. There were no questions.

Chair Hindle opened the public portion of the meeting to comments from the public. There were no comments.

The Board deliberated and discussed the conditions of approval.

Mr. Becker moved, and Mr. Cook seconded, a motion to approve the application of Redcom Design and Construction LLC with the conditions as discussed. The roll call vote follows:

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

The Board took a 5-minute break at 8:10 pm and returned with all members present.

OLD BUSINESS

Chair Hindle reviewed the old business as follows:

1. Tree Ordinance- TBD
2. Sign Ordinance-TBD
3. Municipal Resiliency Planning-TBD
4. New Stormwater Regulations-TBD
5. Application Checklists-TBD

Board Engineer O’Brien briefly reviewed the stormwater requirements and timelines.

NEW BUSINESS

Salt Storage Draft Ordinance Review

Board Engineer O’Brien explained that the draft has been provided by the DEP(Department of Environmental Protection) and is required to be adopted by the end of the year.

The Board expressed concerns about enforcement and some of the wording and requirements of the draft ordinance and requested that Mr. O’Brien reach out to the DEP for further clarification.

OTHER DISCUSSIONS

Discussion-Complete and Green Streets Resolution

Chair Hindle stated that the Planning Board previously sent this resolution to the Township Committee where it was tabled and would like to resend it back for reconsideration and comment.

Mr. Becker moved, and Ms. Allen seconded, a motion to send a memo to the Township Committee to request their reconsideration of the resolution. The roll call vote follows:

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

PUBLIC COMMENT

There were no comments from the public.

Mr. Mueller moved, and Mr. Hendrickson seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:50 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary