

**Readington Township
Environmental Commission Special Meeting Minutes
October 30, 2023**

OPEN MEETING

The meeting was called to order by Chair Hendrickson 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.

Members in Attendance

Neil Hendrickson - Chair
Jeff Charney
Steve Foster
Susan Masinda
Robert Becker
Jerry Cook

Members Absent

Jonathan Heller
Cassandra Ward
Mario Orlandi

Site Plan Review

Starbucks:

Traffic patterns and safety were mentioned as a concern. Members explained and discussed the architectural drawings and the traffic pattern route coming from 523. A drive thru for fast food is prohibited by ordinance and discussed. Pedestrian traffic is not mentioned in the traffic study. Members would like to confirm ADA compliance is followed throughout the plans. Members requested a memo of their concerns regarding the traffic study be drafted and sent to the Township Committee. The concerns of emissions from cars on the drive thru line while idling and waiting for order. Possibly suggestions were discussed.

Camelot at Readington Urban Renewal, LLC:

The project site plans were reviewed and discussed. The addition of impervious coverage and its impact on the retention basins were reviewed. The map of the ponds and plans were reviewed by all members. Slopes were reviewed and discussed as well as stormwater management details. The dog grooming area for resident's pets was mentioned during the review. The stream corridor restoration area was discussed after inconsistencies within the report were found. The planting and type of plants were discussed and the advisement of what should be purchased to avoid waste was discussed. An explanation of what a 100-year storm is, and other storm types, was provided by a member. A 100-year storm (7-8 inches) this is how much water the basin will hold and not flood into streets or rivers. A 6 ft wide mulch path trail along the railroad was discussed since it is not bike friendly. Identify bike likes. Traffic is just for vehicles not cyclists and pedestrians on the traffic impact study. The trails leading to King's Plaza were discussed. Members wanted to know if there is easy access or do residents need to drive everywhere. Walkable/bikeable access reduces car use. Map 2B (upper left-hand corner) grey shaded area had an issue of oil contamination and would like to make the developers aware because of the proximity to chambers brook.

Environmental Commission Meeting, continued
October 30, 2023

Public Comment

None

Adjournment

Motion to adjourn was made by Chair Hendrickson, seconded by Susan Masinda, and carried by all.
The meeting adjourned at 8:19 p.m.

Respectfully submitted,
Danielle Monaghan
Advisory Boards Secretary