

READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
June 14, 2021

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. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

ROLL CALL

Board Members in Attendance:

Albanese, J.

Allen, J.

Cook, J.

Duffy, E.

Filler, C.

Fort, B.

Monaco, R.

Mueller, A.

Rohrbach, T.

Hindle, J.

Board Members Absent

John, C.

Others Present:

Attorney Jonathan Drill, Esq., Board Planner Emily Goldman, Conflict Board Engineer Larry Plevier, Construction Official Angela DeVoe, and Board Secretary Ann Marie Lehberger

MINUTES

Ms. Allen, Ms. Fort, Mr. Albanese, and Mr. Monaco abstained.

Mr. Cook moved, and Mr. Mueller seconded a motion to approve the May 24, 2021, minutes. The motion carried unanimously.

RESOLUTIONS

Branchburg Route 22 LLC (Verano)-Resolution#2021-02

Appl# PB19-011- Block 14 Lot 49, 3576 Route 22

Preliminary & Final Major Site Plan- Cannabis Grow Facility

Approved with Conditions 4/26/21

Ms. Hindle noted some minor grammar corrections that needed to be made.

Ms. Duffy moved, and Mr. Albanese seconded, a motion to adopt Resolution #2021-02 as amended for Branchburg Route 22 LLC. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook							X	
Filler							X	
Fort			X					
John						X		
Mueller							X	
Duffy	X		X					
Monaco							X	
Rohrbach Alternate #1							X	
Hindle Alternate #2							X	

PUBLIC HEARING

Ryland Developers LLC

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

Attorney Michael O’Grodnick was present on behalf of the applicant. Mr. O’Grodnick stated that the applicant was present for final subdivision approval. He explained that the applicant is also requesting approval from the Board to immediately commence land clearing, grading, sanitary sewer, and other site improvements due to the urgent market need in the area for single family homes.

The following were present and sworn on behalf of the applicant:

- Jeff Hiller, managing member of the applicant
- Anatol Hiller, member of the applicant
- Andy Nowack, Vice President for the applicant
- Mitchel Ardman, applicant’s engineer
- Art Bernard, applicant’s planner

Board Planner, Emily Goldman, Board Conflict Engineer, Larry Plevier, Construction Official, Angela DeVoe, and Environmental Commission Chairman, Neil Hendrickson were also sworn.

Exhibits presented:

- A-1 Colorized rendering of subdivision plan dated 2/18/20

Mitchel Ardman, the applicant’s engineer was accepted by the Board as an expert witness.

Referencing Exhibit, A-1, Mr. Ardman gave an overview of the proposal for 39 single family homes noting that layout matches what was approved by the Board for preliminary subdivision. Mr. Ardman explained that the only changes that were made were technical details to address the comments from the Board's professionals. He stated that the detention basins were updated to meet the Township ordinance requirements and revisions were made to the landscaping buffers to provide additional landscaping along the northern property line and around the detention basins.

Mr. O'Grodnick explained that the applicant is seeking relief from Ordinance Section 148 - 103.D(6) which states that "No construction permit or certificate of occupancy associated with a site plan or subdivision shall be issued until a site plan has received and perfected final site plan approval" so that they can commence construction immediately while they obtain outside agency approvals and go through resolution compliance.

Mr. Bernard, the applicant's planner stated that this ordinance section is not located in the zoning ordinance, but it is in Article 10 which deals with review procedures.

Mr. Ardman reviewed the reports of the Board's professionals. It was noted that the required night light test would be completed post construction.

The Board questioned what was being done to mitigate any noise from the sewer pump. Mr. Ardman stated that a masonry closure will be built around the pump.

The Board discussed the applicant's request for relief from the Ordinance Section 148-103.D(6) to be able to commence construction immediately.

Jeff Hiller, managing member for the applicant stated that there is an increase in housing demand and the time to build a house is taking much longer due to supply chain issues.

Chair Monaco opened the public portion of the meeting for questions regarding the waiver request.

Alan Harwick, Old Highway 28 stated that he was not in favor of the Board granting the waiver requested by the applicant.

The Board agreed that the waiver requested by the applicant to commence construction immediately would not be granted.

The Board questioned if there were sidewalks in the development. Mr. Ardman confirmed that there were sidewalks on both sides of the road.

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

Christine Kilcomons, S. Ryland Road asked for clarification on the buffer behind her property. Mr. Ardman explained that they would be meeting the buffer requirement per the ordinance.

Jose Gonzalez, Old Highway 28 expressed concern about water runoff, noise and privacy. Mr. Ardman stated that a detention basin will be installed which would improve runoff. He also explained that although some of the trees that are on the applicant's property will need to be removed to install the basin, additional plantings would be installed around the basin. Mr. Gonzalez asked if a fence would be installed. Mr. Ardman stated that there will be a split rail fence around the basin.

Todd Terricone, Lamington Road expressed concern about the buffer to the existing residential homes. Mr. Ardman stated that the grading will be limited, and existing vegetation will be preserved as much as possible.

Alan Harwick, Old Highway 28, was sworn as a member of the Township Historic Preservation Commission and questioned the material that will be used for the pump enclosure. Mr. Ardman stated that the unit will be behind a gated split face screening wall. Mr. Ardman confirmed that the gate would be chain-link. Mr. Harwick requested that the applicant solid pvc for the gate to be consistent and more in line with the historic area. The applicant agreed to use pvc for the gate as requested. Mr. Harwick also asked for clarification on the lighting.

Jan Perrottey, Clark Lane questioned if the existing trees on Clark Lane will be preserved. Mr. Ardman explained that although some trees will need to be removed for the installation of the detention basin, additional landscaping will be added to supplement. Ms. Perrottey also questioned what the road that comes from the development into Clark Lane will be used for. Mr. Ardman explained that is it for fire access only if needed and will be barricaded at the end of Clark Lane.

Christine Kilcomons, S. Ryland Road expressed concern about additional traffic and school bus access to the development. Mr. O'Grodnick confirmed that the applicant had a traffic expert during the preliminary application. Ms. Kilcomons also asked for clarification on the open space portion of the development.

Chair Monaco opened the public portion of meeting for comments.

Todd Terricone, Lamington Road commented on the street name for the development.

Alan Harwick, Old Highway 28 commented on the progress of the application and stated that he was in support of the application.

Ms. Duffy moved, and Mr. Mueller seconded, a motion to approve the final subdivision application for Ryland Developers LLC subject to 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*								
Fort			X					
John						X		
Mueller		X	X					
Duffy	X		X					
Monaco			X					
Rohrbach Alternate #1			X					
Hindle Alternate #2			X					

*It was noted that Ms. Filler was present but was inaudible.

Ms. Duffy moved, and Mr. Mueller seconded, a motion to deny the applicant's request for waiver relief from Ordinance 148-103D(6). The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler*								
Fort			X					
John								
Mueller		X	X					
Duffy	X		X					
Monaco			X					
Rohrbach Alternate #1			X					
Hindle Alternate #2			X					

*It was noted that Ms. Filler was present but was inaudible.

OTHER BUSINESS

Ordinance Referral
 Ordinance#16-2021

An Ordinance amending Chapter 148 of the Land Use Ordinance of the Township of Readington pertaining to Variance and Waivers

Ms. Duffy moved, and Ms. Allen seconded, a motion to advise the Township Committee that the Board finds Ordinance #16-2021 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					
Allen		X	X					
Cook			X					
Filler			X					
Fort			X					
John						X		
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach Alternate #1								
Hindle Alternate #2								

Discussion- Fee Schedule

The Board discussed whether the current fee schedule needed to be updated. It was determined that the fees would remain the same but that it would be put in table format to make it clearer.

Stormwater Ordinance-Revisions per County letter

Chair Monaco noted that this will be deferred because additional revisions are needed.

Discussion-Cannabis Legislation

The Board discussed and agreed to make a recommendation to the Township Committee to introduce an ordinance restricting the licensure for cannabis. It was noted that the Township would have the option to opt back in at any time.

Alan Harwick, Old Highway 28 spoke in support of the Board’s discussion.

Mr. Mueller moved, and Mr. Cook seconded a motion to make a recommendation to the Township Committee to draft an ordinance immediately restricting the use of all forms of licensure for cannabis. The motion carried unanimously.

Ms. Rohrbach requested that language be added to the end of condition #6 (c) regarding odor mitigation on the Branchburg Route 22 LLC resolution that was adopted earlier this evening as follows:

“Odor complaints investigated and confirmed by the NJDEP, or the Hunterdon County Department of Health shall also be subject to mitigation measures described herein”

Ms. Duffy moved, and Mr. Albanese seconded, a motion to accept the amendment to condition #6 (c) to Resolution #2021-02 for Branchburg Route 22 LLC. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook							X	
Filler							X	
Fort			X					
John						X		
Mueller							X	
Duffy	X		X					
Monaco							X	
Rohrbach Alternate #1							X	
Hindle Alternate #2							X	

Mr. Mueller moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary