

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE  
MEETING – February 15, 2018**

Attorney Dragan called the meeting *to order at 6:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

**PRESENT:** William Meglaughlin, Ron Monaco, David Olsen

**ALSO PRESENT:** Secretary Karin Parker, Attorney S. Dragan

**ABSENT:** None

*Swearing in of William Meglaughlin* as a member of the Sewer Advisory Committee.

Attorney Dragan swore in William Meglaughlin as a member of the Sewer Advisory Committee for a one (1) year term.

*Swearing in of Ron Monaco* as a member of the Sewer Advisory Committee.

Attorney Dragan swore in Ron Monaco as a member of the Sewer Advisory Committee for a one (1) year term.

*Swearing in of David Olsen* as a member of the Sewer Advisory Committee.

Attorney Dragan swore in David Olsen as a member of the Sewer Advisory Committee for a one (1) year term.

**NOMINATIONS FOR CHAIRMAN FOR THE YEAR 2018**

A **MOTION** was made by Mr. Olsen to nominate Ron Monaco as Chairman, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

**NOMINATIONS FOR THE VICE-CHAIRMAN FOR THE YEAR 2018**

A **MOTION** was made by Mr. Meglaughlin to nominate David Olsen as Vice-Chairman, seconded by Mr. Monaco with a vote of ayes all, nays none recorded.

**APPROVAL OF THE MINUTES** of meeting of June 27, 2018

A **MOTION** was made by Mr. Olsen to approve the minutes of the June 27, 2017 meeting, seconded by Mr. Monaco with a vote of two (2) ayes, nays none recorded and one (1) abstain (*Mr. Meglaughlin*).

## **CORRESPONDENCE**

There was none.

## **NEW BUSINESS**

### **1. *Walmart Sewer Allocation (Block 14, Lot 49)***

The Sewer Advisory Committee discussed the recent notification of the closing of the Walmart store and how to handle the allocation of sewer capacity granted to the applicant, National Realty & Development Corp./Readington Holdings, LP, on behalf of Walmart. Attorney Dragan briefly summarized that Township Committee adopted a resolution in 2015 to approve an allocation of 12,000 gpd sewer capacity for the existing 119,123 sq. ft. building due to the failing septic system on the property plus an additional 3,000 gpd for a proposed expansion of the building. Attorney Dragan continued that the additional 3,000 gpd for the proposed expansion was disapproved by the Superior Court. Attorney Dragan stated although she did reach out to National Realty & Development Corp. no sewer agreement has ever been formalized.

Mr. Olsen stated that it would be difficult for the property owner to lease or sell the current property with a failing septic system and questioned if the allocated capacity was returned to the Township would the property owner need to reapply for capacity. Attorney Dragan advised that pursuant to Township ordinance any allocation of sewer capacity is prioritized and a property within the sewer service area with a failing septic system would fall under that priority.

Mr. Monaco stated that the 12,000 gpd is based on the DEP regulations pursuant to square footage, not on the actual flow which is considerably less for the current usage of the property. Attorney Dragan also pointed out that the moratorium level needs to be reassessed once capacity is triggered at 80% of the permitted flow.

The Committee concurred that Attorney Dragan would draft a letter to National Realty & Development Corp. to determine if there is a possible new tenant or notice them of an intent to recall the capacity.

*Jerry Cook, Railroad Lane, was present to inquire about obtaining sewer allocation for his property and the process he would need to follow to request sewer capacity.*

Readington Township Sewer Advisory Committee

February 15, 2018

3 of 3

***ADJOURNMENT:***

As there was no further business, ***A MOTION*** was made by Mr. Olsen to adjourn at 7:30 p.m., seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*  
Sewer Advisory Secretary