

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
MEETING – October 2, 2019**

The meeting was called *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: Ron Monaco, David Olsen, Craig Villa

ALSO PRESENT: Secretary Karin Parker, Engineer Rob O'Brien

ABSENT: None

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

Secretary Karin Parker 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.

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

Swearing in of Craig Villa as a member of the Sewer Advisory Committee.

Secretary Karin Parker swore in Craig Villa as a member of the Sewer Advisory Committee for a one (1) year term.

NOMINATIONS FOR CHAIRMAN FOR THE YEAR 2019

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

NOMINATIONS FOR THE VICE-CHAIRMAN FOR THE YEAR 2019

A MOTION was made by Mr. Villa 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 October 31, 2018

A MOTION was made by Mr. Olsen to approve the minutes of the October 31, 2018 meeting, seconded by Mr. Monaco with a vote of two (2) ayes, nays none recorded and one (1) abstain (*Mr. Villa*).

CORRESPONDENCE

1. ***For Informational Purposes / Assignment and Assumption of Sewer Capacity***
(Merck Sharp & Dohme Corporation → UNICOM Science and Technology Park, Inc.) No action taken.

OLD BUSINESS

1. ***Request for Reservation / Allocation of Sewer Capacity / Walter & Kathleen Cook (Block 36, Lot 9 and p/o Lot 27)***

Mr. Monaco recused himself from this matter due to a conflict of interest.

Jerry Cook stated that he is seeking an adjustment to extend the part of his property known as Block 36, Lot 9 into sewer service area. Engineer O'Brien stated that Mr. Cook would need to apply to the Department of Environmental Protection (DEP) for a DEP permit as a site-specific amendment to adjust the sewer service area to encompass Lot 9, in addition to providing plans and applications which would need to be approved by the Township Committee. Engineer O'Brien continued that once the Township Committee has signed off on the applications, it then needs to be submitted to the DEP for their review and recommendation whether the sewer service area should be extended pursuant to the request. Mr. Olsen opined that due to the emergency situation, he would be in favor of affording the gallonage to move forward.

A MOTION was made by Mr. Olsen to recommend forwarding the application for the allocation of one (1) unit (350 gpd) of sewer capacity, to enable Mr. Cook the opportunity to pursue the process of obtaining a site-specific amendment for Block 36, Lot 9 to be encompassed into the sewer service area, seconded by Mr. Villa with a vote of ayes all, nays none recorded.

NEW BUSINESS

1. ***Request for Reservation / Allocation of Sewer Capacity / Scott Kwiatkowski, Three Bridges Station LLC (Block 93, Lot 90)***

Scott Kwiatkowski, owner of the Three Bridges Train Station, provided a brief history of the property and maintained it is his intent to restore the train station and bring it back to its original historic heritage of what it was when it was a train station. Mr. Kwiatowski stated that currently the property cannot be developed any further since they cannot have any sewer connection; therefore, he is present this evening to request sewer allocation for the property.

Mr. Monaco stated that this would be the Raritan Township Municipal Utilities Authority (RTMUA) for consideration as an emergency situation where there is failing septic system or no ability to renew the septic system. Mr. Monaco continued that this is an unusual situation as there never was a septic system although given intrinsic value of the building, it would be one that the Sewer Advisory Committee would consider as an emergency situation where there is no ability to install a septic system.

Mr. Kwiatkowski explained that the building would possibly be available for historic building tours; however the main purpose would be to keep the property for private residential use with a small kitchen, 2 bedrooms on the second floor, half bath on the second floor and full bath on the first floor.

A MOTION was made by Mr. Olsen to recommend granting one (1) unit (350 gpd) of sewer capacity and allow the building to hook up to the sewer system based on an emergency situation since it would be impossible to install a septic system on the property, seconded by Mr. Villa with a vote of ayes all, nays none recorded.

2. ***Transfer and Assignment of Sewer Capacity Application / George DeMarco → C.P.Z. Land LLC*** (Block 17, Lot 6.01 & 7)

Douglas Orr, Esq., on behalf of C.P.Z. Land LLC (new owner of the DeMarco Brothers Stoneyard property), maintained that the title of the property was transferred in June of 2019, along with that Mr. DeMarco assigned his application for reservation/allocation of sewer capacity to the new owner in order to keep his place on reservation/allocation list. Mr. Monaco confirmed that the amount of gallonage being requested is the same as originally requested in the application submitted by Mr. DeMarco dated September 4, 2018. Mr. Monaco noted that there is a large discrepancy in the gallonage that is being requested from 1,350 gpd (business) or 8,400 gpd (restaurant) and reiterated that if this would go before the Township Committee at some point, a more definitive indication of gallonage would be needed.

A MOTION was made by Mr. Olsen make a recommendation to accept the change of title ownership of the property (Block 17, Lots 6.01 and 7) for the application for Reservation/Allocation of Sewer Capacity from George DeMarco to C.P.Z. Land LLC, and remain in the same place on the Reservation/Allocation list seconded by Mr. Villa with a vote of ayes all, nays none recorded.

ADJOURNMENT:

As there was no further business, *A MOTION* was made by Mr. Olsen to adjourn at 7:07 p.m., seconded by Mr. Villa with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*
Sewer Advisory Secretary