

READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
August 1, 2024

- A. The meeting was called the meeting *to order at 6:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Jonathan Heller, Andrew Saad, Craig Villa

ALSO PRESENT: Danielle Monaghan, Secretary
Rob O'Brien, Township Engineer
Matthew Flynn, Township Attorney Representative

ABSENT: None

B. APPROVAL OF MINUTES:

A ***MOTION*** was made by Mr. Villa to approve the minutes of the April 25, 2024, meeting, seconded by Mr. Saad with a vote of ayes all, nays none recorded.

C. NEW BUSINESS:

1. *Request for Sewer Allocation – 536 Route 22 (Block 35, Lot 1 & 25) – AutoZone*

Nick Heitkamp, North Star Design LLC, on behalf of AutoZone, gave a presentation to provide an explanation of the proposed project. The existing allocation is 6,300 gal/day for the existing shopping center site. Nick provided the board documentation of the concept map, the list of existing tenants and usage in the shopping center. Retail usage was assumed for the vacant units as a place holder. Calculations for total current usage was 5,456 gal/day. AutoZone is requesting 678.8 gal/day. With this request included, calculations came to 6,135 gal/day. They are requesting to utilize the usage still under the current allocation for the site. Van Cleef reviewed the analysis, and members discussed the presented documents.

The SAC favorably recommends the allocation of sewer capacity to the applicant subject to the following conditions:

1. A review letter from Rob O'Brien stating there is no additional allocation needed for the approval of their request and verification of the flow analysis.

The SAC favorably recommends the allocation of sewer capacity to the Property in accordance with the above.

2. Request for Sewer Allocation – 10 Old Highway 28 (Block 17 Lot 19)

Eric Heuberger and Rodina Mikhail, property owners of 10 Old Highway 28, provided an explanation of the request. They have received a resolution from the Board of Adjustment granting the existing accessory structure on the property be used to house an immediate member of the family. The main house consists of three (3) bedrooms. There is a studio apartment on the second floor of the accessory building that will house Rodina's mother. Mr. Heuberger discussed the history of the property which included the existing accessory structure being used as a photo studio. A plumbing permit for a bathroom from 1988 issued by the township was provided and connection to the sewer but no correlating documentation on the sewer allocation was found. The accessory building is 945 sq. ft. according to the survey. The renovation would include a kitchen, bedroom and one bathroom on the second floor of the accessory structure. The rest of the space would be used for storage. The Board of Adjustment granted a D1 use variance to renovate the second story of a second principal building to be used as an accessory dwelling with the condition of sewer allocation granted.

Members discussed allocation according to the ordinance is granted per dwelling. Any residential single-family dwelling of 3 bedrooms or more is 350 gal/day billing rate and allocation. If it is considered a 1-bedroom apartment the requirements would be 150 gal/day. Age restriction apartment would be 110 gal/day and requiring a further deed restriction. A retail structure would have required 94.5 gal/day. A 3-bedroom house or more would be 300 gal/day. One (1) sewer unit is billed at 350 gal/day. Mr. Flynn provided insight on ordinance interpretation. Members discussed possible solutions. Review and interpretation of the ordinance and how to quantify this would determine the projected flow occurred. The unspecified user section in the ordinance was considered since this is already a variance and a history of a permitted bathroom in the accessory building. Mr. Flynn stated the situation is not specific to the ordinance therefore the unspecified user applies, and the family restricted accessory unit can be interpreted as akin to a 4-bedroom dwelling therefore requiring no additional allocation to be granted. Mr. Flynn said his office can draft a resolution stating such.

A motion to defer the decision was made by Mr. Heller with all eyes recorded, the until review of Mr. Flynn's resolution in early September, date to be determined. The applicants asked for urgency in the matter to house Ms. Makhail's mother and move forward with the permit process. Mr. Saad recommended approving the application pending the letter. Mr. O'Brien stated that the SAC is making the recommendation to the Township Committee. The next meeting will be held in early September so a recommendation can be on the agenda for the Township Committee's September 16th meeting.

3. Request for Sewer Allocation – 2 Railroad Avenue (Block 22 Lot 66)

Tom Toronto with Bergen County United Way/Madeline Housing Partners, an affordable housing developer discussed the acquisition of 2 Railroad Avenue with plans to create affordable housing units. This will include two (2) structures, a 20-unit affordable senior housing building and a building including 13-unit supportive housing for those with intellectual and developmental disabilities including a 4-bedroom group home. The structures are separated due to two separate funding sources being used. Calculations on sewer allocations were discussed based on the requirements for the DEP and local ordinances. They are hoping to pursue site plan approval this fall. These units are already allocated for 4,850 gal/per day in the affordable housing plan. The property currently has 350 gal/day allocated. Mr. Toronto discussed the COAH credits need for supportive and senior affordable housing. The SAC recommends the applications are granted approval for a total allocation of 4,825 gal/day. An allocation agreement will be drafted.

A MOTION was made by Mr. Heller to recommend to the Township Committee to approve the site's, 2 Railroad Ave., requested sewer allocation of 4,475 additional gallons per day of sewer capacity (projected flow) to the Applicant for use on the property for a total allocation of 4,825 gal/day. The motion was seconded by Mr. Villa, with a vote of ayes all, nays none recorded.

D. PUBLIC COMMENT:

Mr. Cook was present at the meeting but made no comments.

E. ADJOURNMENT:

As there was no further business, *A MOTION* was made by Mr. Villa to adjourn at 7:00 p.m., seconded by Mr. Saad with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Danielle Monaghan
Sewer Advisory Secretary