

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
February 24, 2020**

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.

ROLL CALL

Board Members in Attendance:

Albanese, J.

Allen, J.

Cook, J.

Duffy, E.

Filler, C.

Heller, J.

John, C. (arrived at 7:05 p.m.)

Mueller, A.

Monaco, R.

Rohrbach, T. (arrived at 7:50 p.m.)

Others Present

Attorney Kathryn Razin Esq. for Board Attorney Jonathan Drill, Esq., Board Planner Andrea Malcolm, Board Engineer Rob O'Brien, Township Zoning Officer Christina Schwartz and Board Secretary Ann Marie Lehberger

MINUTES

Mr. John, Ms. Filler and Ms. Duffy abstained.

Mr. Cook moved, and Mr. Albanese seconded a motion to approve the February 10, 2020 minutes. The motion carried unanimously.

OTHER BUSINESS

Ordinance Referral

Ordinance #05-2020

An Ordinance Amending and Supplementing Chapter 148 Entitled "Land Development" to allow Limited Breweries as a Conditional Use in the AR Agricultural Residential Development Zone.

Chair Monaco noted that the Ordinance that was introduced by the Township Committee lists the closing time for inside sales to be 9 p.m. instead of 10 p.m. as originally recommended by the Board. Attorney Razin explained that the Board can send the Ordinance back to the Township Committee with the recommended change for their review and decision.

Ms. Filler moved, and Mr. Cook seconded, a motion to advise the Township Committee that the Board finds Ordinance #05-2020 to be not inconsistent with the Master Plan whether the inside sales of the Brewery close at 9 p.m. or 10 p.m. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook		X	X					
Filler	X		X					
Heller			X					
John					X			
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach						X		

Discussion- FAR Ordinance

Chair Monaco explained that a sliding scale for FAR has been put together since there have been some changes in zoning to allow for reasonable out buildings and sheds.

Ms. Allen noted that cemeteries should be removed as a conditional use in the AR and RR zones.

Christina Schwartz, the Township Zoning Officer was present and explained the changes that are proposed noting that she had looked at all the FAR applications for residential uses over the past three years and the requests were diminimus.

Mr. Albanese moved, and Ms. Allen seconded, a motion to forward the FAR Ordinance with amendments as discussed to the Township Committee for review and consideration. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen		X	X					
Cook			X					
Filler			X					
Heller			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach						X		

Discussion- Sign Ordinance

Pat Fisher-Olsen, Chair of the Historical Preservation Commission was present and noted that there are some items in the Historical Preservation Ordinance and the draft Sign

EXECUTIVE SESSION

READINGTON TOWNSHIP PLANNING BOARD

RESOLUTION AUTHORIZING CLOSED SESSION

WHEREAS, N.J. S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters.

WHEREAS, the Board is about to discuss such a matter, specifically, a matter falling within the attorney-client privilege where confidentiality is required for the Board attorney to exercise his ethical duties as a lawyer, namely, legal advice regarding amendment of the sign ordinance and recent case law governing sign regulations;

WHEREAS, this Board believes the public should be excluded from those discussions.

NOW, THEREFORE, be it resolved by the Readington Township Planning Board on February 24, 2020 that the Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be disclosed to the public because they will involve attorney-client privileged advice and information.

Ms. Filler moved, and Mr. Albanese seconded to adopt this resolution. The motion carried unanimously.

The Board returned to open session at approximately 8:40 pm.

Ms. Filler noted that the Stormwater Ordinance needs to be updated since there are new regulations that have put in place. The Board requested that the secretary contact Princeton Hydro to see if they can update the ordinance.

The Board also agreed that they should also start reviewing and considering a marijuana ordinance.

ADJOURNMENT

Ms. Filler moved, and Mr. Cook seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary