

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL SPECIAL MEETING
March 30, 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.

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.

ROLL CALL

Board Members in Attendance:

Albanese, J.

Allen, J.

Cook, J.

Duffy, E.

Filler, C.

Heller, J.

John, C

Mueller, A.

Monaco, R.

Rohrbach, T

Others Present

Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan and Board Secretary Ann Marie Lehberger

MINUTES

Mr. John and Ms. Rohrbach abstained.

Ms. Filler moved, and Mr. Albanese seconded a motion to approve the March 9, 2020 minutes. The motion carried unanimously.

RESOLUTIONS

Whitehouse Urban Renewal Associates LLC

Appl#18-006 Block 32, Lot 12, Block 34 Lots 8, 10 & 11- Request for extension of time to construct the project and receive a certificate of occupancy

Mr. Albanese moved, and Ms. Filler seconded, a motion to adopt Resolution#2020-01 for Whitehouse Urban Renewal Associates. 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	X					
Heller			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach							X	

Readington Commons II, LLC

Appl# PB19-006-Block 4, Lots 51 & 52- 458-460 Route 22

Preliminary Major Site Plan with Variances- Hunterdon Heights at Readington multi-family residential apartment development

Mr. Mueller moved, and Ms. Duffy seconded, a motion to adopt Resolution#2020-02 for Readington Commons II LLC. The roll call vote follows:

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

PUBLIC HEARING

None

OTHER BUSINESS

Ordinance Referral

Ordinance #09-2020

AN ORDINANCE REPEALING AND REPLACING CHAPTER 137, HOUSING, AFFORDABLE, ARTICLE III "MUNICIPAL HOUSING LIAISON" OF THE CODE OF THE TOWNSHIP OF READINGTON AND CHAPTER 148, ARTICLE XI, SECTION 148-111 "COAH DEVELOPMENT FEES", CHAPTER 148, ARTICLE XIII "AFFORDABLE HOUSING" AND AMENDING ARTICLE II "DEFINITION OF TERMS" SECTION 148-9 "DEFINITIONS" OF THE TOWNSHIP OF READINGTON'S LAND DEVELOPMENT ORDINANCE TO ADDRESS THE

REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS.

Board Planner Michael Sullivan gave a brief overview of the ordinance.

Ms. Duffy moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #09-2020 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					
Cook			X					
Filler		X	X					
Heller			X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	

**Ordinance Referral
 Ordinance #10-2020**

ORDINANCE TO ADOPT AN AIR SAFETY AND HAZARDOUS ZONING ORDINANCE

Mr. Albanese, Mayor Heller and Ms. Allen recused themselves and left the meeting.

Chair Monaco noted that the ordinance subcommittee has some suggested comments and changes to make the ordinance more clear. Ms. Duffy also noted that she had some additional comments.

Ms. Filler moved, and Ms. Duffy seconded, a motion to table the review of Ordinance #10-2020. The motion carried unanimously.

ADJOURNMENT

Ms. Filler moved, and Ms. Duffy seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:20 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary