

READINGTON TOWNSHIP PLANNING BOARD MINUTES
VIRTUAL REGULAR MEETING
August 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.

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.

Heller, J.

John, C

Monaco, R.

Rohrbach, T

Board Members Absent

Filler, C.

Mueller, A.

Others Present

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

MINUTES

Mr. Albanese abstained. Ms. Allen moved, and Mr. Cook seconded a motion to approve the July 27, 2020 minutes. The motion carried unanimously.

RESOLUTIONS

Bellemeade Development Corporation

Block 2.01 Lots 9.01 & 11

Request for 4.5-year Extension of Final Major Site Plan Approval for Halls Mill Farm

Office Complex

Approved 7/13/20

Chair Monaco announced that the resolution for Bellemeade Development Corporation would be carried to the meeting on September 14, 2020.

Capital Improvement Project Courtesy Review

Block 74 Lot 4 -124 Rockafellows Mill Road

Approved 7/27/20

Mr. Cook moved, and Ms. Allen seconded, a motion to adopt Resolution#2020-11 for the Capital Improvement Project Courtesy review. The roll call vote follows:

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

Branchburg Route 22 LLC (Verano)

Appl#PB19-011, Block 14, Lot 49-3576 Route 22- Request for Site Plan Waiver to install 2 concrete slabs on the rear of the building for JCP&L to place generators and a third concrete slab for a chiller
 Approved 4/27/20

Ms. Duffy moved, and Mr. Cook seconded, a motion to adopt Resolution#2020-05 for Branchburg Route 22 LLC (Verano Holdings). 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 | | |
| Heller | | | X | | | | | |
| John | | | X | | | | | |
| Mueller | | | | | | X | | |
| Duffy | X | | X | | | | | |
| Monaco | | | X | | | | | |
| Rohrbach | | | | | | | X | |

PUBLIC HEARING

Ryland Inn Property LLC

Block 14 Lot 29- 111 Old Highway 28
 Appl#PB18-011- Amended Preliminary & Final Site Plan with Variances

Chair Monaco announced that the application for Ryland Inn Property LLC would not be heard this evening and would be carried to September 14, 2020 at 7:00 p.m. No new notice will be provided.

OTHER BUSINESS

FAR Ordinance Update

Mr. Albanese provided a brief overview of the changes that were made to the ordinance. He explained that the changes will allow residents to construct small additions and accessory buildings such as sheds on their property without having to obtain approval from the Board of Adjustment. He noted that they reviewed previous variances approved by the Board of Adjustment.

Ms. Rohrbach asked for clarification on the maps and the data that was provided.

There were a few minor changes proposed to the language of the ordinance.

Ms. Duffy moved, and Mr. Cook seconded, a motion to forward the proposed FAR Ordinance as amended to the Township Committee for their review and consideration for introduction. 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 | | |
| Heller | | | X | | | | | |
| John | | | X | | | | | |
| Mueller | | | | | | X | | |
| Duffy | X | | X | | | | | |
| Monaco | | | X | | | | | |
| Rohrbach | | | X | | | | | |

Goals and Policies- Master Plan Amendment related to Solberg-Hunterdon Airport

Chair Monaco recused himself and left the meeting. Ms. Duffy took over as chair of the meeting.

Board Planner Michael Sullivan explained that his office is currently preparing an amendment to the goals and polices section of the master plan. He noted that it will be on scheduled for a public hearing at the next meeting.

It was noted that a copy of the proposed amendment would be posted on the website prior to the meeting.

ADJOURNMENT

Mr. Cook moved, and Mr. Albanese seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:30 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary