

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
April 8, 2024

The Meeting was called to order by Chair Villa 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

Allen
Barton
Becker
Hendrickson
Izzo
John
Mueller
Panico
Villa
Hindle

Board Members Absent

Mitchell

Others Present

Board Attorney Jonathan Drill and Board Secretary Ann Marie Lehberger.

APPROVAL OF MINUTES

Mr. Hendrickson moved, and Mr. Becker seconded a motion to approve the March 11, 2024, minutes. The motion carried unanimously.

ADOPTION OF RESOLUTIONS

There were no resolutions presented for Board consideration.

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none

TRC UPDATE

Chair Villa stated that the TRC will be meeting this week to review an application submitted by the Ryland Inn.

PUBLIC HEARINGS

There were no public hearings.

NEW BUSINESS

Ordinance Referral from the Township Committee

Ordinance#10-2024

An Ordinance of the Township of Readington to Amend Article IV "District Regulations" of Chapter 148 "Land Development", to Amend an Inclusionary Housing Zone also known as Age-Restricted Affordable Housing-2 District (Arah-2)

The Board reviewed the purpose of the ordinance revisions regarding the ARAH-2 Zone

that are needed to provide the ability of the developer of the property to further subdivide the ARAH-2 tract for the purposes of financing or differentiating ownership as discussed by the Board Planner Michael Sullivan at the last meeting.

Ms. Hindle inquired about the 0 foot setback for parking and noted that some of the references to COAH may no longer be applicable.

Ms. Allen moved, and Mr. Hendrickson seconded, a motion to advise the Township Committee that the Board finds Ordinance #10-2024 to be consistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen	X		X					
Barton			X					
Becker			X					
Hendrickson		X	X					
Izzo			X					
John			X					
Mueller			X					
Panico			X					
Villa			X					
Hindle							X	
Mitchell						X		

Board of Adjustment 2023 Annual Report

The Board reviewed the 2023 Board of Adjustment Annual Report. Chair Villa noted that many of the items noted in the report are currently being reviewed and discussed by the Land Use Subcommittee.

OLD BUSINESS

Chair Villa reviewed and provided updates on the old business as follows:

1. Sign Ordinance- Ongoing
2. Stormwater Regulations-Ongoing
3. Municipal Climate Resilience Planning-Ongoing
4. Application Checklists-Ongoing
5. Business Corridor Subcommittee-Ongoing

Mr. Becker noted that the Township received a grant to do an analysis of the pedestrian circulation from the train station to Route 22 to assess safety in that area. He also noted that the 2020 Master Plan established goals and objectives for the community.

The Board discussed reviewing the goals and objectives of the Master Plan at a future meeting.

Chair Villa provided an update on discussions being had by the Business Corridor Subcommittee. The Board secretary noted that the next meeting would be May 1st at 2 pm.

PUBLIC COMMENT

There were no comments from the public.

ADJOURNMENT

Mr. Allen moved, and Mr. Panico 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