

**READINGTON TOWNSHIP PLANNING BOARD MINUTES  
REGULAR MEETING  
June 24, 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  
Mueller  
Panico  
Villa  
Hindle

**Board Members Absent**

John

**Others Present**

Attorney Joe Tauriello for Board Attorney Jonathan Drill, Board Planner Michael Sullivan, Director of Land Use Christina Schwartz, and Board Secretary Ann Marie Lehberger.

**APPROVAL OF MINUTES**

Mr. Mueller moved, and Mr. Panico seconded a motion to approve the June 10, 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 application for the Apartments at Three Bridges was deemed complete by the TRC today and will be scheduled for the July 8<sup>th</sup> meeting. He also noted that the review of the application checklists will continue once a new TRC member is appointed.

**PUBLIC HEARINGS**

There were no public hearings.

**OLD BUSINESS**

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

1. Municipal Climate Resilience Planning-Ongoing
2. Application Checklists-Ongoing
3. Subcommittee Updates

## **OTHER DISCUSSIONS**

### **Discussion-Route 22 Corridor Zoning**

Chair Villa stated that he would like to have a general discussion this evening regarding the proposed changes discussed by the Business Corridor Subcommittee that include a change in the number of zones along Route 22, the boundaries of those zones, the uses that are currently permitted and the addition of a few new permitted uses. He noted that he would like to review what the Business Corridor Subcommittee has done so far and get feedback from the other Board members.

In response to a question from the Board, Board Planner Michael Sullivan explained the definitions of accessory and conditional use.

Accessory Use- A use that is incidental and subordinate to a principle use

Conditional Use- A use that is permitted only after specific conditions are met

Christina Schwartz, Director of Land Use and Development provided some history and explained that the original subcommittee was formed in 2020 as a result of many inquiries received in her office from business owners who were having difficulty buying, selling or renting tenant spaces on property along the Route 22 Corridor in the Township. She stated that in 2022 as a phase 1, several uses were added to the PO Zone by an ordinance adopted by the Township Committee.

Mr. Sullivan reviewed a PowerPoint presentation that he prepared explaining that they are suggesting new zoning regulations to expand for purposes of redevelopment with a small 'r', maximizing the economy while also protecting the smaller residential areas that are along the corridor. He stated that they are proposing to replace the RO, PO, B and AR zones along the corridor with two new suggested zones. The Highway Commercial (HC) Zone which includes the larger lots and the Highway Village Commercial (HVC) Zone which includes the smaller lot development as well as some older residential homes.

Mr. Sullivan reviewed some of the proposed uses for the HC Zone as follows:

### **Permitted Principal Uses**

- Adult Day Care Centers
- Agriculture
- Alcohol Facility
- Animal Hospital
- Art Gallery
- Art/Performance/Instructional Studio
- Artisans/Makers Including Retail Sale of Goods
- Assisted Living
- Auto Detailing
- Auto Repair and Service
- Bank
- Bed and Breakfast
- Childcare Centers

- Construction or Trade Contractor
- Data Center
- Farmers Market
- Health/Sports Clubs and Gymnasiums
- Hotels
- Garden Center
- Laboratory, Medical
- Laboratory, Research, Testing and Analytical
- Live/Work Building
- Office, Medical
- Office, Professional and General
- Outpatient Surgical Center
- Pharmacy
- Recreation or Sports Facility
- Residential Apartments Above Non-Residential Use
- Restaurants
- Restaurant, Fast Food
- Retail Sales
- Retail Services
- Self-Storage
- Sheltered Workshop
- Small Appliance Repair Services
- Urgent Care
- Theater
- Multiple Permitted Uses Shall be Permitted on One Lot

#### **Accessory Uses**

- Outdoor storage of vehicles, materials, and equipment
- Drive Through

Mr. Sullivan reviewed some of the proposed uses for the HVC Zone as follows:

#### **Permitted Principal Uses**

- Agriculture
- Alcohol Facility
- Animal Hospital
- Art Gallery
- Art/Performance/Instructional Studio
- Artisans/Makers Including Retail Sale of Goods
- Assisted Living
- Bank
- Bed and Breakfast
- Farmers Market
- Health/Sports Clubs and Gymnasiums
- Home Occupations
- Live/Work Building
- Office, Medical

- Office, Professional and General
- Pharmacy
- Residential Apartments Above Non-Residential Use
- Restaurants
- Restaurants, Fast Food
- Retail Sales
- Retail Services
- Sheltered Workshop
- Small appliance Repair Services (excluding auto repair)
- Theater
- Multiple Permitted Uses Shall be Permitted on One Lot

#### **Accessory Uses**

- Outdoor dining/consumption for restaurants and alcohol facilities

#### **Conditional Uses**

- Single-Family Detached Residences
- Single-Family Semi-Detached Residences

Mr. Izzo inquired about adding auto repair and small contractors in the HVC Zone.

Ms. Schwartz confirmed that preexisting non-conforming uses can remain and continue their operation.

In response to a question from the Board, Mr. Sullivan explained that when proposing the specific uses for each zone, they considered that the HVC zone is in much closer proximity to existing neighborhoods and uses with less noise, more retail and neighborhood commercial would be more appropriate.

Mr. Becker questioned having fast food use in the HVC Zone.

In response to a question from the Board, Ms. Schwartz stated that she receives many requests for retail services.

It was noted that allowing multiple permitted uses on one lot will be a good way to spur economic development, rehabilitation, and refreshment of some of the properties.

Ms. Allen expressed concerns about the inclusion of the 60 acre property in the SRR zone, the footprint of the proposed zoning changes and the volume of traffic on Route 22.

In response to a question from the Board, Ms. Schwartz explained split-zoning.

Ms. Barton expressed concern about additional stormwater runoff since flooding already occurs often to west on Route 22.

Some concerns were also raised regarding the effects of fast food restaurants on existing

businesses, sewer capacity for hotels, access to the businesses on Route 22, and environmental concerns relating to existing woodlands and streams.

The Board discussed design standards and regulations on certain uses that could be put in place.

Chair Villa stated that another Business Corridor Subcommittee meeting will be scheduled to discuss the feedback that was received this evening,

#### **PUBLIC COMMENT**

There were no comments from the public.

#### **ADJOURNMENT**

Mr. Mueller moved, and Mr. Panico seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:40 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary