

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
August 12, 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

Board Members Absent

Hindle

Mr. Hendrickson moved, and Mr. Villa seconded a motion to excuse the absence of Board member Hindle. The motion carried unanimously

Others Present

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

APPROVAL OF MINUTES

Mr. Mueller and Mr. Panico abstained.

Ms. Allen moved, and Mr. Villa seconded a motion to approve the July 8, 2024, minutes. The motion carried unanimously.

Mr. Mueller and Mr. Panico abstained.

Mr. John moved, and Mr. Villa seconded a motion to approve the July 22, 2024, minutes. The motion carried unanimously.

Mr. Mueller and Mr. Panico abstained.

Ms. Barton moved, and Mr. Villa seconded a motion to approve the July 30, 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 meet soon to review a new application submitted for EV chargers at Wawa.

PUBLIC HEARINGS

There were no public hearings.

NEW BUSINESS

Ordinance Referral from the Township Committee

Ordinance#23-2024

An Ordinance of the Township of Readington repealing and replacing Article XII “Sign Requirements and Regulations” of Chapter 148 “Land Development”

The Board discussed clarifying some of the definitions.

Mr. Panico moved, and Mr. Mueller seconded, a motion to advise the Township Committee that the Board finds Ordinance #23-2024 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					
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller		X	X					
Panico	X		X					
Villa			X					
Hindle						X		

Mr. Panico requested the Board’s feedback on a digital display board in front of the municipal building to communicate pertinent Township information to the residents.

OLD BUSINESS

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

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

Chair Villa noted that the Business Corridor Subcommittee will be meeting on August 15th to continue discussion on the Route 22 Corridor which will be presented to the full Board in September.

OTHER DISCUSSIONS

Discussion- Second Dwelling Ordinance Draft

Chair Villa stated that he would like to bring the discussion to a close this evening and give direction to the Board’s planner so he can revise the ordinance and provide it to the Township Committee for their review and consideration.

The Board continued a lengthy discussion on allowing a second dwelling to be built on large size lots in the SRR, AR and RR zones to allow for generational land in lieu of doing a formal

subdivision.

Board Planner Michael Sullivan confirmed that under today's ordinance, a person who wanted to build a second dwelling could go to the Board of Adjustment to request a use variance.

The Board expressed concerns about the environmental impacts to adding a second dwelling on a lot.

It was noted that not subdividing the property would create less disturbance, and less impervious coverage.

The Board also discussed that the cost to go in front of the Board of Adjustment for use variance and subdivision approval can be very expensive.

A straw poll of the Board resulted in the majority of the Board in favor of the proposed concept with restrictions.

The Board discussed the possibility of shared septic and other utilities and clustering restrictions for minimal disturbance.

The Board, via straw poll of the Board, determined some restrictions as follows:

- No short term rentals
- The property shall have no more than one driveway-to-street connection per street frontage
- All principal buildings shall be located within a contiguous residential development area that does not exceed three acres. Accessory buildings and structures may be located outside of this residential development area
- The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant for all buildings

It was noted that the same permit approval process would be followed for the construction of a single family home including a stormwater review by the Township engineer.

The Board discussed the minimum number of acres required. A straw poll of the Board resulted in the majority agreeing to different minimum lot sizes per zone as follows:

- 20 acres in the RR zone
- 32 acres in the AR zone
- 40 acres in the SRR zone

Chair Villa thanked the Board for their opinions on the matter over the past few meetings. He stated that since the Planning Board does not ultimately approve zoning changes, the best way to move forward is for the Board's planner to revise the draft ordinance in accordance with the discussion this evening and send it to the Township Committee for their review and consideration. He also noted that if the Township Committee introduces the ordinance it will be referred back to the Board for Master Plan Consistency review.

PUBLIC COMMENT

Gasper Ferrara inquired as to when zoning changes would be made on the Route 22 Corridor. He stated that he owns many properties in the Township with some on Route 22 and is having a hard time renting the spaces with the current zoning that is in place.

ADJOURNMENT

Mr. Mueller moved, and Mr. Panico seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:10 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary