

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**September 9, 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.

Board Attorney Drill swore in new Board Member David Somonski as Alternate #2.

**ROLL CALL**

**Board Members in Attendance**

Allen  
Barton  
Becker  
Hendrickson  
Izzo  
John  
Mueller  
Villa  
Hindle  
Somonski

**Board Members Absent**

Panico

Mr. Mueller moved, and Mr. Izzo seconded a motion to excuse the absence of Board member Panico. The motion carried unanimously.

**Others Present**

Board Attorney Jonathan Drill (via telephone) and Board Secretary Ann Marie Lehberger.

**APPROVAL OF MINUTES**

Ms. Hindle abstained.

Mr. Mueller moved, and Ms. Allen seconded a motion to approve the August 12, 2024, minutes. The motion carried unanimously.

**ADOPTION OF RESOLUTIONS**

Chair Villa announced that the adoption of the resolution for Ahmed Jamal Khan will be carried to the next meeting on September 23, 2024.

**ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS**

There were none

**TRC UPDATE**

Chair Villa stated that the new Board Member David Somonski will join the TRC. He also stated that the TRC would be meeting on Wednesday to review the completeness of the Tesla Inc. application for EV charging stations at the Wawa.

**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
5. Subcommittee Updates-Ongoing

Chair Villa noted that the Business Corridor Subcommittee will be meeting again on September 18th to continue discussion on the Route 22 corridor zoning. He also noted that the second dwelling ordinance was not introduced by the Township Committee and was tabled for further discussion.

## **PUBLIC COMMENT**

Susan Masinda expressed concern about the rezoning of Route 22 west of Van Horne Road due of the tributaries that run through the properties. She stated that E-coli has been found in the water there and is concerned about additional flooding and bank erosion.

Laura Hartz expressed concern about changes in the environment and the commercialization of Route 22.

Patricia DeMarco asked for clarification on the proposed rezoning and expressed concern about keeping the beauty, natural structure, and environmental consistency of the area.

## **ADJOURNMENT**

Mr. Mueller moved, and Mr. Hendrickson 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