

**READINGTON TOWNSHIP PLANNING BOARD MINUTES  
VIRTUAL REORGANIZATION AND REGULAR MEETING  
January 11, 2021**

The Meeting was called to order by Attorney Drill 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. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

**SWEARING IN OF NEW MEMBERS**

Attorney Drill swore in new members as follows:

John Albanese- Class I  
M. Elizabeth Duffy- Class II  
Betty Ann Fort -Class III  
Julia Allen- Class IV  
Ron Monaco- Class IV  
Jacqueline Hindle- Alternate #2

**ROLL CALL**

Board Members in Attendance:

Albanese, J.  
Allen, J.  
Cook, J.  
Duffy, E.  
Filler, C.  
Fort, B.  
Mueller, A.  
John, C.  
Monaco, R.  
Rohrbach, T.  
Hindle, J.

Others Present

Board Attorney Jonathan Drill, Esq., and Board Secretary Ann Marie Lehberger

**NOMINATION AND ELECTION**

Nomination of Board Chair

Ms. Fort moved, and Mr. Albanese seconded a motion to appoint Ron Monaco as the Board Chair for 2021. The roll call vote follows.

<b>Member</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>	<b>Not Eligible</b>	<b>Recused</b>
Albanese		<b>X</b>	<b>X</b>					
Allen			<b>X</b>					
Cook			<b>X</b>					
Filler			<b>X</b>					
Fort	<b>X</b>		<b>X</b>					
John			<b>X</b>					
Mueller			<b>X</b>					
Duffy			<b>X</b>					
Monaco			<b>X</b>					
Rohrbach							<b>X</b>	
Hindle							<b>X</b>	

Chair Monaco took over the meeting.

**Nomination of Board Vice Chair**

Ms. Fort moved, and Ms. Filler seconded a motion to appoint Liz Duffy as the Board Vice Chair for 2021. The roll call vote follows.

<b>Member</b>	<b>Motion</b>	<b>2<sup>nd</sup></b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>	<b>Not Eligible</b>	<b>Recused</b>
Albanese			<b>X</b>					
Allen			<b>X</b>					
Cook			<b>X</b>					
Filler		<b>X</b>	<b>X</b>					
Fort	<b>X</b>		<b>X</b>					
John			<b>X</b>					
Mueller			<b>X</b>					
Duffy			<b>X</b>					
Monaco			<b>X</b>					
Rohrbach							<b>X</b>	
Hindle							<b>X</b>	

**Nomination of Board Vice Chair Pro Temp**

Ms. Duffy moved, and Ms. Fort seconded a motion to appoint Cheryl Filler as the Board Vice Chair Pro Temp for 2021. The roll call vote follows.

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler			X					
Fort		X	X					
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach							X	
Hindle							X	

**Nomination of Board Secretary**

Mr. Albanese moved, and Mr. Cook seconded a motion to appoint Ann Marie Lehberger as the Board Secretary for 2021. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese	X		X					
Allen			X					
Cook		X	X					
Filler			X					
Fort			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach							X	
Hindle							X	

**SELECTION OF BOARD PROFESSIONALS**

- Board Attorney – Jonathan E. Drill, Esq. Stickel Koenig Sullivan & Drill, LLC
- Board Planner – Michael Sullivan, Clarke Caton Hintz
- Board Engineer - Robert S. O'Brien, Van Cleef Engineering Associates
- Traffic Engineer – Jay Troutman, McDonough & Rea Associates
- Materials Testing Company – Key-Tech Laboratories
- Environmental Consultants – Princeton Hydro
- Acoustical Consultants – The Noise Consultancy LLC
- Conflict Engineer – Mott MacDonald LLC
- Conflict Traffic Engineer – Walter Lublanecki, Lublanecki Engineering Inc.

Ms. Fort moved, and Ms. Duffy seconded a motion to approve the Board Professionals for 2021. The roll call vote follows.

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler			X					
Fort	X		X					
John			X					
Mueller			X					
Duffy		X	X					
Monaco			X					
Rohrbach							X	
Hindle							X	

**APPROVAL OF CALENDAR FOR 2021**

Mr. Cook moved, and Mr. Albanese seconded a motion to approve the 2021 calendar. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese		X	X					
Allen			X					
Cook	X		X					
Filler			X					
Fort			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach							X	
Hindle							X	

**SELECTION OF TECHNICAL REVIEW COMMITTEE**

Ms. Filler, Mr. John, and Mr. Monaco and Ms. Hindle volunteered for the 2021 technical review committee.

**SELECTION OF NEWSPAPERS FOR PUBLICATION**

- Hunterdon County Democrat
- Hunterdon Review
- Courier News
- Star Ledger
- Express Times

Mr. Cook moved, and Ms. Filler seconded a motion to approve the newspapers for 2021.  
 The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook	X		X					
Filler		X	X					
Fort			X					
John			X					
Mueller			X					
Duffy			X					
Monaco			X					
Rohrbach			X				X	
Hindle							X	

**RESOLUTIONS**

**Bishop & Bishop Lands LLC- Resolution No. 2020-13**

Block 21.13 Lot 15, 431 Route 22

Appl# PB19-013- Amended Site Plan – Site Improvements for Bishop’s Mark

Approved with conditions 9/14/20

Ms. Duffy moved, and Ms. Filler seconded, a motion to adopt Resolution 2020-13 for Bishop & Bishop Lands LLC. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen							X	
Cook			X					
Filler		X	X					
Fort							X	
John			X					
Mueller			X					
Duffy	X		X					
Monaco			X					
Rohrbach			X					
Hindle							X	

**RESOLUTION# 2019-13**

**Readington Commons II, LLC- Resolution No. 2020-14**

Appl# PB19-006- Block 4 Lots 51 & 52, 458-460 Route 22

Final Major Site Plan with Variances -The Ridge at Readington multi-family residential apartment development  
 Approved with conditions 11/9/20

Ms. Filler moved, and Ms. Duffy seconded, a motion to adopt Resolution 2020-14 for Readington Commons II LLC. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Albanese			X					
Allen			X					
Cook			X					
Filler	X		X					
Fort							X	
John			X					
Mueller			X					
Duffy		X	X					
Monaco			X					
Rohrbach			X					
Hindle							X	

**OTHER BUSINESS**

**Appointment of Affordable Housing Subcommittee**

It was noted that Chair Monaco, Mr. Albanese, Ms. Fort and Ms. Allen would be on the Affordable Housing Subcommittee.

**ADJOURNMENT**

Ms. Duffy moved, and Ms. Filler 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