

Chair Villa announced that the resolution for Camelot at Readington Urban Renewal LLC (Kaplan) would be carried to the March 11th meeting.

APPROVAL OF RULES & REGULATIONS FOR 2024

Chair Villa spoke to attendance and requested that Board members provide a general reason for absences so that they can be recorded as excused.

Mr. Panico moved, and Mr. Mueller seconded a motion to adopt the resolution adopting the 2024 Rules and Regulations. 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	
Mitchell							X	

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none

TRC UPDATE

Chair Villa stated that the TRC will continue the review of the new checklists.

PUBLIC HEARINGS

There were no public hearings.

NEW BUSINESS

Chair Villa proposed the consolidation of the subcommittees for 2024. He stated that he would like to keep the Route 22 Subcommittee, the Technical Review Committee (TRC) and create a Land Use Review Subcommittee to deal with specific issues such as signs and impervious coverage.

The Board discussed and agreed to rename the Route 22 Subcommittee to the Business Corridor Subcommittee since other areas will also be reviewed.

Chair Villa appointed the subcommittees as follows:

Business Corridor Subcommittee

1. Craig Villa
2. Julie Allen
3. Trevor Izzo
4. Adam Mueller

Land Use Review Subcommittee

1. Craig Villa
2. Anna Barton
3. Chris John
4. Vincent Panico

Technical Review Committee

1. Craig Villa
2. Neil Hendrickson
3. Jacqueline Hindle
4. Keith Mitchell

The Board secretary provided some potential meeting dates, and it was decided that the Business Corridor Subcommittee would meet first via Zoom on March 6th at 2 pm.

Ordinance Referral from the Township Committee

Ordinance#04-2024

An ordinance repealing Ordinance #33-2021 amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey pertaining to stormwater management and adopting a replacement ordinance.

Chair Villa referenced the memo that was sent to the Board by the Board’s Engineer Rob O’Brien explaining the reasons for the ordinance amendments.

Mr. Mueller moved, and Mr. Panico seconded, a motion to advise the Township Committee that the Board finds Ordinance #04-2024 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	
Mitchell							X	

Ordinance Referral from the Township Committee

Ordinance#03-2024

An ordinance amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey pertaining to performance and maintenance guarantees.

Mr. Panico moved, and Mr. Mueller seconded, a motion to advise the Township Committee that the Board finds Ordinance #03-2024 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	
Mitchell							X	

Chair Villa reviewed a few zoning items that were brought to him by Board members for future discussion by the Land Use Subcommittee as follows:

- Farming in the SRR Zone
- Multiple dwellings units on large size lots
- Residential as a permitted use in certain zones

Mr. Panico spoke to the feedback he received from Township residents on these items.

Mr. Mueller stated that he was contacted by a digital sign display company who would like to make a presentation to the Board. The Board agreed to schedule the presentation for an upcoming meeting.

OLD BUSINESS

Chair Villa reviewed the old business as follows:

1. Sign Ordinance- Ongoing
2. Stormwater Regulations-Ongoing
3. Municipal Climate Resilience Planning-TBD
4. Application Checklists-Ongoing

Mr. Becker spoke to the Local Climate Change Adaption Planning Guide that was provided to the Board.

OTHER DISCUSSIONS

Chair Villa spoke to remote meeting attendance by Board members in the event they are not able to attend in person due to sickness or work-related travel. The Board discussed and agreed that the technology in the courtroom needs to be updated to allow this to be a feasible option. The Board secretary will send a memo to the Township Committee to request that they consider looking into the cost to update the courtroom system.

The Board reviewed the memos received from the Township Committee and the Chair of

the Historic Preservation Commission regarding the proposed amendment to Ordinance #07-2024 regarding special events to allow applications for filming.

Mr. Panico gave a brief explanation of the proposed amendments to the ordinance which came about as a result of requests received to film in the Township. The ordinance will provide specific parameters for the application which would be reviewed by the Township through its special events process.

Ms. Hindle requested clarification on some of the wording in the ordinance.

Pat Fisher Olsen, chair of the Historic Preservation Commission spoke to the state law governing municipalities that own properties listed on the New Jersey and National Register of Historic Places. She explained that the law states that the municipality must obtain permission from the NJ State Historic Preservation Office before undertaking any actions that could impact the property. She noted the Township sites that fall under this as follows:

- Bouman Stickney Farmstead
- Eversole Hall House
- Dart's Mill
- Taylor's Mill

Mr. Panico moved, and Mr. Mueller seconded, a motion to advise the Township Committee that the Planning Board has no objection to the ordinance amendments but request that they address the comments provided by the chair of the Historic Preservation Commission. The motion carried unanimously.

Chair Villa requested that the Board consider asking the Township Committee to honor the previous members of the Board, Cheryl Filler and Jerry Cook, for their many years of service.

Mr. Mueller moved, and Mr. Panico seconded, a motion to authorize the Board secretary to send a memo to the Township Committee requesting that they draft resolutions honoring former Board members Cheryl Filler and Jerry Cook. The motion carried unanimously.

PUBLIC COMMENT

Jerry Cook thanked the Board for acknowledging his service.

ADJOURNMENT

Mr. Panico moved, and Mr. Mueller seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary