

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**May 13, 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  
Hindle

Chair Villa advised that Keith Mitchell had resigned from the Board effective immediately.

**Others Present**

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

**APPROVAL OF MINUTES**

Ms. Allen moved, and Mr. Hendrickson seconded a motion to approve the April 8, 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 he will be appointing a new member to the TRC to replace Mr. Mitchell.

**PUBLIC HEARINGS**

There were no public hearings.

**NEW BUSINESS**

**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 advised that this ordinance was adopted by the Township Committee at their last meeting and no action was needed by the Planning Board.

### **Discussion- Second Dwelling Ordinance Draft**

The Board reviewed the draft ordinance prepared by the Board's Planner Michael Sullivan as recommended and discussed by the Land Use Subcommittee.

The Board had a lengthy discussion and spoke to some concerns.

Mr. Izzo inquired about how this would affect septic systems on the property.

Mr. Becker inquired as to the goal, purpose, and benefit to the Township

Mr. Panico stated that this came up from requests from residents and comparisons with other Township's ordinances to allow homeowners of large lots to have "generational land" and be able to build a second home for a family member.

Chair Villa stated that it was also to alleviate the need to go in front of the Board of Adjustment which could be quite costly. He also noted that there are some issues in the draft ordinance that need to be reviewed including the bulk requirements.

Ms. Allen stated that she has not seen any requests for two houses on one lot in her many years serving on the Board and it does not make sense economically. She noted that many of the oversized lots in the Township have been preserved.

Mr. John stated that the smaller 10 acre type lots add to the rural character of the Township and the ordinance requirements are in place to protect that.

It was noted that it could not be limited to family only and that the lot size requirement can be adjusted.

Mr. Hendrickson stated that this is contrary to climate resiliency goals where it is recommended that housing be concentrated with more open land, reduced impervious surfaces and fewer septic systems.

Mr. Becker noted that any new construction will be subject to the new stormwater regulations.

Ms. Hindle stated that the long term effects should be considered including what could happen if the second dwelling is no longer used by a family member.

It was decided that lot size and zoning data would be obtained from the Tax Assessor to analyze and determine how many properties would be affected. It was noted that the discussion would continue at a future meeting.

Chair Villa opened the meeting up to questions or comments from the public.

Karen Mittleman, Board of Adjustment Chair was present and stated that in her time on the Board there have not been any requests for second dwellings on a property. She also noted that they are looking at ways to streamline the process to help reduce the costs incurred by applicants.

### **OLD BUSINESS**

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

1. Sign Ordinance- Ongoing
2. Municipal Climate Resilience Planning-Ongoing
4. Application Checklists-Ongoing
5. Business Corridor Subcommittee-Ongoing

Board Planner Michael Sullivan noted that draft sign ordinance revisions are ready and will be reviewed by the Land Use Subcommittee this week.

Chair Villa noted that the Business Corridor Subcommittee will be meeting again next week to continue discussions of the Route 22 Corridor.

### **PUBLIC COMMENT**

There were no comments from the public.

### **ADJOURNMENT**

Mr. Panico moved, and Mr. Hendrickson seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:00 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary