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.

NEW BUSINESS

Ordinance Referral from the Township Committee

Ordinance#27-2024An ordinance of the Township of Readington amending Article II (Definition of Terms) of Chapter 148 (Land Development) to revise certain definitions related to the Township's Sign Regulations

Mr. Villa moved, and Mr. Izzo seconded, a motion to advise the Township Committee that the Board finds Ordinance #27-2024 to be consistent with the Master Plan. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not	Recused
							Eligible	
Allen			X					
Barton			Χ					
Becker			X					
Hendrickson			X					
Izzo		Χ	X					
John			X					
Mueller			X					
Panico						X		
Villa	X		X					
Hindle			X					
Somonski							X	

Ordinance Referral from the Township Committee

Ordinance#28-2024 An ordinance of the Township of Readington amending Section 148-116-10 (Administration and Enforcement) of Article XII (Sign Requirements) of Chapter 148 (Land Development) to delegate enforcement power to additional individuals An Ordinance of the Township of Readington repealing and replacing Article XII "Sign Requirements and Regulations" of Chapter 148 "Land Development"

Mr. Izzo moved, and Mr. Mueller seconded, a motion to advise the Township Committee that the Board finds Ordinance #28-2024 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		X					
John			X					
Mueller		X	X					
Panico						Х		
Villa			X					
Hindle			X					
Somonski							X	

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