

**READINGTON TOWNSHIP PLANNING BOARD MINUTES  
REGULAR MEETING  
October 28, 2024**

The Meeting was called to order by Chair Villa at 7:10 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  
Villa

**Board Members Absent**

Panico  
Hindle  
Somonski

**Others Present**

Attorney Joseph Tauriello for Board Attorney Jonathan Drill, Board Planner James Clavelli, Township Director of Land Use and Development and Zoning Officer Christina Schwartz, and Board Secretary Ann Marie Lehberger.

**APPROVAL OF MINUTES**

The Board Secretary noted two minor corrections.  
Mr. Becker moved, and Mr. Hendrickson seconded a motion to approve the September 23, 2024, minutes. The motion carried unanimously.

**ADOPTION OF RESOLUTIONS**

**Ryland Inn Property LLC**  
Block 14 Lot 49- 111 Old Route 28  
Request for Extension of Time

The Board Secretary noted two minor corrections to be made.

Mr. Mueller moved, and Mr. Villa seconded, a motion to adopt the resolution for Ryland Inn Property LLC. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen			X					
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller	X		X					
Panico						X		
Villa		X	X					
Hindle						X		
Somonski						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 application checklists.

**PUBLIC HEARINGS**

There were no public hearings.

**NEW BUSINESS**

There was none.

**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

**OTHER DISCUSSIONS**

**Presentation and Discussion- Route 22 Corridor Zoning**

Chair Villa clarified that the Planning Board does not have the power to approve zoning changes, it is the Township Committee that ultimately approves any ordinances and amendments to zoning.

Christina Schwartz, Director of Land Use and Development explained that the presentation this evening is a result of discussions with the Business Corridor Subcommittee and feedback received from the public at the last meeting.

Board Planner James Clavelli provided a brief history on the project and reviewed a PowerPoint presentation with maps for the proposed changes to the zoning along the Route 22 corridor.

He explained the three zones proposed to replace several existing zones (only for those lots in

the Route 22 corridor) as follows:

### **HVC – Highway Village Commercial**

#### **Permitted Principal Uses**

Agriculture  
Alcohol Facility  
Animal Hospital  
Art Gallery  
Art/Performance/Instructional Studio  
Artisans/Makers Including Retail Sale of Goods  
Assisted Living  
Bank  
Bed and Breakfast  
Farmers Market  
Health/Sports Clubs and Gymnasiums  
Home Occupations  
Live/Work Building  
Office, Medical  
Office, Professional and General  
Pharmacy  
Residential Apartments Above Non-Residential Use  
Restaurants  
Restaurants, Fast Food  
Retail Sales  
Retail Services  
Sheltered Workshop  
Small appliance Repair Services (excluding auto repair)  
Theater  
Multiple Permitted Uses Shall be Permitted on One Lot

#### **Accessory Uses**

Outdoor dining/consumption for restaurants and alcohol facilities

#### **Conditional Uses**

Single-Family Detached Residences  
Single-Family Semi-Detached Residences

### **HC – Highway Commercial**

#### **Permitted Principal Uses**

Adult Day Care Centers  
Agriculture  
Alcohol Facility  
Animal Hospital  
Art Gallery  
Art/Performance/Instructional Studio  
Artisans/Makers Including Retail Sale of Goods  
Assisted Living

Auto Detailing  
Auto Repair and Service  
Bank  
Bed and Breakfast  
Childcare Centers  
Construction or Trade Contractor  
Data Center  
Farmers Market  
Health/Sports Clubs and Gymnasiums  
Hotels  
Garden Center  
Laboratory, Medical  
Laboratory, Research, Testing and Analytical  
Live/Work Building  
Office, Medical  
Office, Professional and General  
Outpatient Surgical Center  
Pharmacy  
Recreation or Sports Facility  
Residential Apartments Above Non-Residential Use  
Restaurants  
Restaurant, Fast Food  
Retail Sales  
Retail Services  
Self-Storage  
Sheltered Workshop  
Small Appliance Repair Services  
Urgent Care  
Theater  
Multiple Permitted Uses Shall be Permitted on One Lot

**Accessory Uses**

Outdoor storage of vehicles, materials and equipment  
Drive Through

**ROM-3 Research, Office, and Manufacturing**

**Permitted Principal Uses**

Agriculture  
Childcare Centers  
Data Center  
Equipment Sales (*No new and used auto sales or truck sales*)  
Laboratory, Research, Testing and Analytical  
Light Manufacturing  
Office, medical  
Office, Professional and General  
Product Assembly  
Public and Private Open Space and Parks  
Solar and Wind Energy Facilities

## Multiple Permitted Uses Shall be Permitted on One Lot

### **Accessory Uses**

Outdoor Storage of vehicles, materials and equipment

Private Garages, Off-Street Parking and Truck Loading Spaces.

Display showrooms for products of permitted on-site research and testing.

Manufacturing of products related to a research, testing and analytical laboratory.

Non-retail sales of products related to a research, testing and analytical laboratory.

Interior storage of equipment, material and products.

Eating facilities not open to the public.

Fences and Walls.

Child-care Centers for the Sole use of the Principal Use.

Agricultural Storage Sheds and Barns.

Sale of Agricultural Products Primarily Raised Onsite.

Solar Parking Canopies

Wind Energy Facilities

He described what changed from the previous proposal for western Route 22.

Mr. Hendrickson asked what is different about ROM3. Mr. Clavelli explained that ROM3 does not allow any retail or restaurants and is geared more towards business uses with a focus on research, analytical and laboratory uses.

Mr. John questioned why the four acre parcel adjacent to the open space would be included since it is not a developed piece of land. Ms. Allen suggested it could be residential noting that it is all woods and not a developed parcel.

It was noted that there is an abandoned home on the property.

The Board reviewed the map and proposed changes along the corridor to the east.

Mr. John spoke to the effects on the neighboring historic district.

Ms. Allen spoke to intense uses near residential and environmentally sensitive areas.

Mr. Izzo spoke to the need for areas where home services can operate.

Ms. Schwartz confirmed that all existing Township ordinances would remain applicable to any development.

Mr. Mueller noted that the Township ordinances have buffers, setbacks, lighting, and sound standards that would apply to all of the properties.

Ms. Barton inquired about the specific properties in the historic district.

Mr. Becker expressed concern about adding additional impervious coverage to the west due to existing flooding issues in the area.

Mr. Mueller noted that any new development would be required to comply with all NJ DEP

(Department of Environmental Protection) stormwater management regulations.

The Board reviewed some of the proposed uses.

Mr. John requested clarification on the definition of an alcohol facility expressing concern about any effects to adjacent residential neighborhoods.

The Board discussed enforcement of ordinances.

Mr. Becker requested clarification on the definition of fast food.

Ms. Barton inquired about wind turbines.

Mr. Clavelli reviewed the uses that have been added.

Ms. Allen spoke to outdoor storage.

Mr. John asked for clarification on the proposal of hotels.

It was noted that there is limited sewer capacity.

Chair Villa opened the meeting to comments from the public.

Matthew McWilliams spoke in opposition of the proposed zoning changes expressing concern about traffic from fast food restaurants.

Rene Rao thanked the Board for the changes that were made since the last meeting but requested that (HC)Highway Commercial be completely removed from the entire corridor because the uses are not community friendly. She spoke in favor of rezoning to Highway (HVC) Village Commercial instead. She also expressed concern about buffers and the ROM3 zone due to the footprint.

Jams Cardin spoke to the negative impacts the rezoning will have on the residents along the entire Route 22 corridor from Old Highway 28 to Lake Cushetunk. He expressed concerns about enforcement of ordinances and maintaining the rural character of the community.

Lisa O'Bara, Vice President of the Lake Cushetunk Condo Owners Association read a statement from the Board of Trustees of the HOA in opposition of the proposed zoning changes along the Route 22 corridor.

Bob Krupnik spoke in opposition of Highway Commercial zoning east of Van Horne Road. He also inquired about the ordinance process.

Susan Masinda spoke to existing bank erosion on the Rockway Creek in Cushetunk Preserve and the silt formed island in Cushetunk Lake and expressed concern that deforestation or any increase in impervious surface would worsen the problems specifically Block 21 Lot 29. She also expressed concern about the Highway Commercial zone east of Van Horne Road.

**PUBLIC COMMENT**

There were none.

**ADJOURNMENT**

Mr. Mueller moved, and Mr. Izzo seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:10 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary