

**READINGTON TOWNSHIP PLANNING BOARD MINUTES  
REGULAR MEETING  
February 13, 2023**

The Meeting was called to order by Chair Hindle 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, J.
- Becker, R.
- Cook, J.
- Filler, C.
- Hendrickson, N.
- Hindle, J.
- Mueller, A.
- Panico, V.
- Villa, C.

**Board Members Absent:**

Barton, S.

Ms. Filler moved, and Mr. Mueller seconded, a motion to excuse the absence of Board Member Barton. The motion carried unanimously.

<b>Member</b>	<b>2023 Excused Absences</b>	<b>2023 Unexcused Absences</b>
Allen		
Becker		
Cook		
Filler		
Hendrickson		
Hindle		
John		
Mueller		
Panico	1 (1-9)	
Villa		
Barton	1 (2-13)	

**Others Present:**

Board Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, Board Engineer Rob O'Brien, and Board Secretary Ann Marie Lehberger.

**MINUTES**

Mr. Becker and Mr. Panico abstained. Chair Hindle and Mr. Hendrickson noted some minor corrections.

Ms. Filler moved, and Mr. Mueller seconded, a motion to approve the December 12, 2022, minutes as amended. The motion carried unanimously.

Mr. Panico abstained. Chair Hindle noted some minor corrections.  
 Mr. Hendrickson moved, and Mr. Mueller seconded, a motion to approve the January 9, 2023 minutes as amended. The motion carried unanimously.

**RESOLUTIONS**

Resolution #2022-04

**Readington Commons LLC (The Ridge at Readington)**

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

Amended Preliminary & Final Major Site Plan - Multi-family residential development

Approved 2/14/22

Chair Hindle noted some typographical errors and other edits needed.  
 Ms. Filler moved, and Ms. Allen seconded, a motion to adopt Resolution#2022-04 for Readington Commons LLC as amended. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen		X	X					
Becker							X	
Cook					X			
Filler	X		X					
Hendrickson							X	
Hindle			X					
John			X					
Mueller			X					
Panico							X	
Villa							X	
Barton						X		

**PUBLIC HEARING**

**Stanton Ridge Golf and Country Club**

Block 51 Lot 21.28- 25 Club House Drive

Appl# PB22-009- Amended Major Site Plan -Patios and Firepits

Chair Hindle announced that this application will not be heard this evening. It will be carried to the meeting on April 10, 2023 at 7:00 p.m. No further notice will be provided.

**OTHER BUSINESS**

**Township Committee Resolution #2023-13 Honoring Ron Monaco**

Chair Hindle read the Township Committee resolution honoring former Board Chair Ron Monaco for his many years of service to the Township.

Mr. Mueller moved, and Mr. Cook seconded, a motion to approve the resolution honoring Ron Monaco. 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>
Allen			X					
Becker			X					
Cook		X	X					
Filler			X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller	X		X					
Panico			X					
Villa							X	
Barton						X		

**Discussion and Adoption of 2023 Rules and Regulations**

The Board Members mentioned the following items for discussion:

- The establishment and membership of ad-hoc committees to study issues not related to applications
- The process in which an item is placed on the agenda for discussion
- The order of business for the agenda and minutes should be consistent with what is stated in the rules and regulations
- Adding a section for public comment with a time limit
- Complying with Daniel’s Law
- Site visits for applications

Board Attorney Drill advised the Board to adopt the 2023 Regulations and Regulations as is and he will amend them as discussed for adoption at the March 13<sup>th</sup> meeting.

Ms. Filler moved, and Mr. Mueller seconded, a motion to adopt the 2023 Rules and Regulations. 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>
Allen			X					
Becker			X					
Cook			X					
Filler	X		X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller		X	X					
Panico			X					
Villa							X	
Barton						X		

**Discussion- Conflict Engineer**

Chair Hindle stated that the Board previously used Larry Plevier from Mott MacDonald as their Conflict Engineer. She suggested that the Board consider appointing Ferriero Engineering who is currently the Township Conflict Engineer for 2023 to create continuity for projects from application review through inspection.

Ms. Filler moved, and Mr. Hendrickson seconded, a motion to appoint Ferriero Engineering as Board Conflict Engineer for 2023. The roll call vote follows:

Member	Motion	2 <sup>nd</sup>	Yes	No	Abstain	Absent	Not Eligible	Recused
Allen			X					
Becker			X					
Cook			X					
Filler	X		X					
Hendrickson		X	X					
Hindle			X					
John			X					
Mueller			X					
Panico			X					
Villa							X	
Barton						X		

It was noted that the resolution would be prepared for adoption at the next meeting.

**Ordinance Referral- Ordinance #02-2023**

An Ordinance by The Township Committee Amending The Township of Readington Code of Ordinances to repeal Part II, Chapter 148, Article VIIA Sections 79.3 – 79.7 Flood Damage Prevention To Adopt A New {Chapter 148 – Sections 148-79.3 – 148-79.7.14 Flood Damage Prevention};to Adopt Flood Hazard Maps; to Designate a Floodplain Administrator; and Providing for Severability and an Effective Date

Board Engineer Rob O’Brien explained that the DEP (Department of Environmental Protection) requires that all towns adopt the new management regulations that are tied to the new flood plain/flood hazard regulations. He noted that this ordinance was already approved by the state.

The Board requested that a link to the FEMA ( Federal Emergency Management Agency) website with the flood maps be put on the Township website.

Ms. Allen moved, and Ms. Filler seconded, a motion to advise the Township Committee that the Board finds Ordinance #02-2023 to be not inconsistent with the Master Plan. 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>
Allen	X		X					
Becker			X					
Cook			X					
Filler		X	X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller			X					
Panico			X					
Villa							X	
Barton						X		

### **Discussion- Warehouse Provisions**

Board Planner Michael Sullivan reviewed the revised memo provided by his office based on the Board’s comments at the December meeting and discussed their recommendations for amendments to the Land Development Ordinance.

The Board questioned enforcement of the ordinance specifically if there is a change in use or if a principle use is abandoned. Mr. Sullivan stated that he will speak to the Zoning Officer regarding this issue.

The Board requested that Mr. Sullivan revise the memo as necessary and then send it to the Township Committee for their review and consideration.

Ms. Allen moved, and Mr. Cook seconded, a motion to recommend that the Board Planner send the recommendations for amendments to the ordinance regarding warehouses, revised as needed, to the Township Committee for their review and consideration. 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>
Allen	X		X					
Becker			X					
Cook		X	X					
Filler			X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller			X					
Panico			X					
Villa							X	
Barton						X		

### **Discussion- Board of Adjustment Annual Report**

The Board agreed to table the discussion until the 2022 Annual Report is completed.

### **Route 22 Zoning Subcommittee- One Vacancy**

Chair Hindle stated that there is an opening on the existing Route 22 Zoning Subcommittee. Chris John volunteered to join the subcommittee.

### **Tree Ordinance Update**

Board Member Hendrickson stated that he has been working with the Director of Public Works and the Director of Land Use to make the necessary amendments to the ordinance and they hope to have a draft for the Board's review by the end of March.

### **Sign Ordinance Update**

Board Planner Michael Sullivan stated that when the Board last discussed this in the fall there was some difference of opinion. He confirmed that he will draft a memo outlining the discussions and have it ready for the Board's review and further discussions by the end of March.

### **Discussion- DEP Required Stormwater Training**

Chair Hindle stated that there is stormwater training that is required for Board Members by the DEP (Department of Environmental Protection). The Board secretary will send out a link to access the videos. It was noted that Board members should advise the Board secretary if they will watch the videos on their own or as a group at the February 27<sup>th</sup> meeting.

### **Discussion- Other Priorities for 2023**

Chair Hindle suggested that all members read the Master Plan if they have not already. The Board secretary will send a link to the documents that are posted on the Township website. It was suggested that the Board revisit the discussion on the size of accessory structures. It was also suggested that they review the Whitehouse Mechanicsville Zoning Overlay for ROM-1

## **EXECUTIVE SESSION**

### **EXECUTIVE SESSION RESOLUTION**

**WHEREAS** N.J. S.A. 10:4-12 (the Open Public Meeting Act) authorizes this Board to exclude the public from that portion of a meeting at which this Board discusses certain matters;

**WHEREAS**, the Board is about to discuss such a matter, specifically a matter falling within the attorney-client privilege where confidentiality is required for the Board Attorney to exercise his ethical duties as a lawyer with respect to attorney-client privileged legal advice regarding the internet and social media issues and the planning board hearing process.

**WHEREAS** this Board believes the public should be excluded from these discussions.

**NOW, THEREFORE**, be it resolved by the Readington Township Planning Board on February 13, 2023, that this Board now go into closed session and the public be excluded and that the Board believes that the discussions conducted in the closed session may not be disclosed to the public because they will involve attorney-client privileged advice and information.

Mr. Panico moved, and Mr. Mueller seconded to adopt this resolution. 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>
Allen			X					
Becker			X					
Cook			X					
Filler			X					
Hendrickson			X					
Hindle			X					
John			X					
Mueller		X	X					
Panico	X		X					
Villa								
Barton						X		

The Board returned to open session with all members present.

Mr. Panico moved, and Mr. Mueller seconded a motion to come out of closed session. The motion carried unanimously.

Mr. Panico moved, and Ms. Filler seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:20 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary