

**READINGTON TOWNSHIP PLANNING BOARD MINUTES**  
**REGULAR MEETING**  
**April 24, 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.  
John, C.  
Mueller, A.  
Panico, V.  
Villa, C.  
Barton, S.

**Board Members Absent:**

None

Mr. Hendrickson moved, and Ms. Filler seconded, a motion to excuse the absence of Board Member Cook from the 4-10-23 meeting. The motion carried unanimously.

<b>Member</b>	<b>2023 Excused Absences</b>	<b>2023 Unexcused Absences</b>
Allen		
Becker		
Cook	1(4-10)	
Filler		
Hendrickson		
Hindle		
John		
Mueller		
Panico	1 (1-9)	
Villa		
Barton	2 (2-13, 2-27)	

**Others Present:**

Attorney Joseph Tauriello for Board Attorney Jonathan Drill, Esq., Board Planner Michael Sullivan, and Board Secretary Ann Marie Lehberger.

**MINUTES**

Mr. Hendrickson moved, and Ms. Filler seconded, a motion to approve the April 10, 2023, minutes. The motion carried unanimously.

## **RESOLUTIONS**

There were no resolutions presented for Board consideration.

## **ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS**

### **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 at the request of the applicant this application will not be heard this evening. It will be carried to the meeting on May 22, 2023 at 7:00 p.m. No further notice will be provided.

## **PUBLIC HEARING**

There were no public hearings.

## **OLD BUSINESS**

Chair Hindle reviewed the old business as follows:

1. Sign Ordinance-held until 5/22 meeting
2. Tree Ordinance- TBD
3. Discussion- Accessory Use Structures- held until 5/22 meeting
4. Municipal Resiliency Planning-TBD
5. New Stormwater Regulations-TBD
6. Application Checklists-TBD

## **NEW BUSINESS**

### **Ordinance Referral from Township Committee**

#### **Ordinance #09-2023**

An Ordinance Amending and Supplementing Portions of the Land Use Ordinance found in Chapter 148 entitled "Land Development" of the code of the Township of Readington, County of Hunterdon and State of New Jersey pertaining to Warehouses, Truck Terminals and Trucking Facilities

In response to a question from the Board, Board Planner Michael Sullivan reviewed the changes to the ordinance.

Township resident, Dan Usas inquired about the strikeouts of prohibited uses.

Attorney Tauriello clarified that the best practice in accordance with the MLUL(Municipal Land Use Law) is to list only what is permitted and if it is not listed as permitted, it is automatically prohibited.

Ms. Filler moved, and Mr. Cook seconded, a motion to advise the Township Committee that the Board finds Ordinance #09-2023 to be consistent with the Master Plan. The roll call vote follows:

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

**OTHER DISCUSSIONS**

Discussion-Limited Brewery Ordinance Revisions

Chair Hindle explained that based on the Board’s discussion at the last meeting, Board Planner Michael Sullivan drafted amendments to Section 148-35 of the Township Ordinance relating to on-premises special events that may be conducted at a limited brewery.

It was noted that a change was needed in item letter P that should state that “Outdoor on-premises special events **with amplified music only** shall not occur outside the hours of noon and 9:00 pm.”

Braun Kiess, Owner of Readington Brewery was present and requested that the Board reconsider the limit on outdoor events with amplified music noting that there have been no noise complaints. He explained that the added restrictions make it difficult for them to compete with other limited breweries in neighboring towns. He asked that they be permitted to hold special events in accordance with state law which is already very restrictive.

Mr. Kiess expressed concern about the costs for the Township special event permit.

Mr. Kiess stated that they use overflow parking during special events. It was suggested that item letter Q of the ordinance be amended as follows: “ Off-street parking for on-premises special events shall not be permitted in areas other than those parking areas depicted on an approved site plan **or as approved through a special event permit.**”

Mr. Kiess explained that they have reached out to the local residents to introduce themselves, provide their contact information and invite them to the brewery.

Mr. Mueller stated that he believes the ordinance should be in line with the state law since the state already has strict requirements in place.

It was noted that a special event is one day in duration.

The Board discussed and agreed to amend item letter O to increase the number of special events with amplified music to **16 (sixteen) with a maximum of four (4) events per month and an event is one day.**

Mr. Panico moved, and Mr. Cook seconded, a motion to recommend the limited brewery ordinance amendments to the Township Committee with the amendments to item letters O, P & Q as discussed. The roll call vote follows:

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

**PUBLIC COMMENT**

There were no comments from the public.

Mr. Panico moved, and Mr. Cook seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:10 p.m.

Respectfully submitted,  
 Ann Marie Lehberger  
 Planning Board Secretary