

**READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
August 28, 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.

Attorney Joe Tauriello swore in new Board member Trevor Izzo as Alternate#2.

ROLL CALL

Board Members in Attendance:

Allen, J.
Becker, R.
Cook, J.
Filler, C.
Hindle, J.
John, C.
Panico, V.
Villa, C.
Izzo, T.

Board Members Absent:

Hendrickson, N.
Mueller, A.

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

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

Member	2023 Excused Absences	2023 Unexcused Absences
Allen		
Becker		
Cook	1(4-10)	
Filler	1(6-12)	
Hendrickson	1(8-28)	
Hindle		
John		
Mueller	2(7-10, 8-28)	
Panico	2(1-9, 5-22)	
Villa		
Izzo		

Others Present:

Attorney Joseph Tauriello for Board Attorney Jonathan Drill, and Board Secretary Ann Marie Lehberger.

MINUTES

Mr. Izzo abstained.

Mr. Panico moved, and Mr. Cook seconded a motion to approve the July 10, 2023, minutes. The motion carried unanimously.

RESOLUTIONS

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

Approved with conditions: 5/22/23

The Board secretary noted some minor edits needed.

Mr. Cook moved, and Mr. Becker seconded, a motion to adopt Resolution#2023-01 for Stanton Ridge Golf and Country Club as amended. The roll call vote follows:

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

Redcom Design & Construction LLC

Block 39 Lot 53-20 Tannery Road

Appl# PB 21-009-Preliminary & Final Major Site Plan with Variances-Light Manufacturing Building

Approved with conditions: 6/12/23

The Board secretary noted some minor edits needed.

Mr. Panico moved, and Mr. Cook seconded, a motion to adopt Resolution#2023-02 for Redcom Design and Construction LLC as amended. The roll call vote follows:

Member	Motion	2nd	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					
Izzo							X	

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

PUBLIC HEARING

There were no public hearings.

OLD BUSINESS

Chair Hindle reviewed the old business as follows:

1. Sign Ordinance-Ongoing
2. Municipal Resiliency Planning-Ongoing
3. New Stormwater Regulations-Ongoing
4. Application Checklists-Ongoing

NEW BUSINESS

Ordinance Referral- Ordinance #21-2023

An Ordinance of the Township of Readington to establish requirements governing the salt storage and other solid de-icing materials on privately owned property in the Township of Readington, County of Hunterdon, State of New Jersey

Ms. Allen moved, and Mr. Panico seconded, a motion to advise the Township Committee that the Board finds Ordinance #21-2023 to be not inconsistent with the Master Plan. The roll call vote follows:

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

Demonstration- Open Space Parcels Map Link

Board Member Becker gave a demonstration on the digital open space parcel map and the available features.

OTHER DISCUSSIONS

Memo from Township Committee- Complete and Green Streets Resolution

The Board reviewed the Township Committee’s suggestion to eliminate the following wording from the resolution:

“In any project, should the cost of pedestrian, public transit, and/or bicycle facilities cause an increase in project costs in excess of 20%, as determined by engineering estimates, that would have to be funded with local tax dollars, then and in that event, approval by the Township Committee must be obtained for same prior to bidding of the project”.

The Board discussed and agreed that this section could be removed. They also discussed making an edit to the policy. The Board decided to table this until the next meeting when the Board members could review both the resolution and the policy.

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 7:45 p.m.

Respectfully submitted,
 Ann Marie Lehberger
 Planning Board Secretary