

**READINGTON TOWNSHIP PLANNING BOARD MINUTES  
REGULAR MEETING  
March 11, 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.

**ROLL CALL**

**Board Members in Attendance**

Allen  
Barton  
Becker  
Hendrickson  
Izzo  
John  
Mueller  
Panico  
Villa  
Hindle

**Board Members Absent**

Mitchell

Mr. Mueller moved, and Mr. Panico seconded a motion to excuse the absence of Board member Keith Mitchell. The motion carried unanimously.

**Others Present**

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

**APPROVAL OF MINUTES**

Mr. Hendrickson moved, and Ms. Allen seconded a motion to approve the February 26, 2024, minutes. The motion carried unanimously.

**ADOPTION OF RESOLUTIONS**

**Camelot at Readington Urban Renewal LLC (Kaplan)**

Preliminary Major Site Plan, Preliminary Major Subdivision and Variances for Multi-Family Housing Development  
Appl# PB23-004, Block 36 Lots 5, 5.02, 5.04, 65 & 66

Attorney Drill noted that some minor grammar corrections were made to the resolution and the corrected version will be version#8 dated 3/11/24.

The Board secretary read the members who were eligible to vote on the resolution.

Ms. Hindle moved, and Ms. Allen seconded a motion to adopt the resolution for Camelot at Readington Urban Renewal LLC (Kaplan) Resolution#2023-04 . The roll call vote follows:

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

**ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS**

There were none

**TRC UPDATE**

Chair Villa stated that some new applications were received and will be reviewed by the TRC.

**PUBLIC HEARINGS**

There were no public hearings.

**NEW BUSINESS**

**Municipal Capital Improvement Project Courtesy Review**

Block 13 Lot 24- 49 Old Highway

Board Members Panico, Mueller and Barton recused themselves from the review.

Township Special Counsel Sharon Dragan explained that she was present on behalf of the Township Committee for a courtesy review/acknowledgement and recommendation of a municipal capital improvement project exempt from subdivision, site plan or variance pursuant to Township ordinance. She further explained that the property is located at 49 Old Highway 28 and the proposed division of lands will result in the creation of one new lot to be divided from Block 13 Lot 24, a portion of which the Township is under contract to purchase. The portion that the Township is purchasing consists of approximately 5.894 acres and is planned for use as preserved open space, conservation, and passive recreation purposes. She noted that the Township is working on an ordinance to bring the property wholly within the VR/SC zone.

Township Engineer Rob O'Brien described the proposed lot lines and explained that the property is contiguous, on either side, to two other Township owned tracts, specifically Block 13, Lots 21 and 31, which both have frontage on Old Highway 28. He noted that

the remaining lands will be approximately 1.13 acres and will contain the existing dwelling and other existing improvements.

The Board questioned if there would be clear markers on the property.

The Board questioned if there were any plans to merge the open space lots.

Ms. Hindle moved, and Mr. Becker seconded, a motion to advise the Township Committee that the Planning Board finds the project is consistent with the Master Plan and meets the conditions of the capital review ordinance. The roll call vote follows:

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

Mr. Mueller, Mr. Panico and Ms. Barton returned to the meeting.

**Memo from Clarke Caton Hintz -ARAH-2 Zone Amendments**

Township Planner Michael Sullivan was present to explain proposed recommended amendments to the Township ordinance regarding the ARAH-2 Zone that are needed to provide the ability of the developer of the property to further subdivide the ARAH-2 tract for the purposes of financing or differentiating ownership. It was noted that this was regarding Block 22 Lot 66.

In response to a question from the Board, Mr. Sullivan confirmed that the proposal would come in front of the Planning Board for site plan review.

**OLD BUSINESS**

Chair Villa reviewed and provided updates on the old business as follows:

1. Sign Ordinance- Ongoing
2. Stormwater Regulations-Ongoing
3. Municipal Climate Resilience Planning-Ongoing
4. Application Checklists-Ongoing

The Board secretary provided some potential meeting dates, and it was decided that the Land Use Subcommittee would meet via Zoom on March 20<sup>th</sup> at 2 pm.

The Board took a 5 minute break and returned at 7:35 with all members present.

## **OTHER DISCUSSIONS**

### **Presentation-Interstate Outdoor Advertising, L.P.**

Jeffrey Gerber, President of Business Development & Chief Operating Officer for Interstate Outdoor Advertising, L.P. was present and provided a power point presentation for the Board regarding digital monument signage.

In response to a question from the Board, Mr. Gerber confirmed that the brightness of the digital monument signs follows the standard adopted by the State.

Mr. Gerber stated that permitted locations and spacing of digital signage is strictly regulated by the DOT (Department of Transportation) and must be in a commercial or industrial zone.

In response to a question from the Board, Mr. Gerber confirmed that the DOT has regulation of signs within 660 feet outside of their right-of-way through the Highway Beautification Act and noted that both State and local approval is required.

Chair Villa opened the meeting for questions from the public.

Michael Denning asked for confirmation that Interstate owns and operates the signs. Mr. Gerber confirmed that they do. Mr. Denning also questioned how many signs could be in Readington Township and the specific benefits of the signs to the Township.

Susan Masinda inquired if there was a general area on Route 22 where digital signs could be placed. She noted that the Township has Facebook to deliver messages to the residents and inquired how they knew the Township was looking to revise the sign ordinance.

Jerry Cook stated that he did not believe the digital signs were appropriate for Readington Township.

Betty Ann Fort questioned if there was communication with any Board members on the subject prior to the presentation.

Mr. Gerber explained on-premise digital signage and the regulations of digital signs in mixed use zones.

In response to a question from Board Engineer Rob O'Brien, Mr. Gerber confirmed that the signs run 24 hours a day, 7 days a week and they have a number to call 24/7 for any emergency messages. He also noted that they have not had many issues with vandalism of the signs.

In response to a question from Board Planner Michael Sullivan, Mr. Gerber confirmed that they would override a commercial message for an emergency message and explained how malfunctions are dealt with.

In response to a question from the Board, Mr. Gerber explained approximate ranges for rent.

**PUBLIC COMMENT**

Michael Denning questioned if subcommittee meetings were open to the public. It was noted that they were not.

**ADJOURNMENT**

Mr. Mueller moved, and Mr. Panico seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,  
Ann Marie Lehberger  
Planning Board Secretary