

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REORGANIZATION AND REGULAR MEETING
January 27, 2025

The Meeting was called to order by Attorney Tauriello 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.

SWEARING IN OF NEW MEMBERS

Attorney Tauriello swore in new members as follows:

Adam Mueller-Class I
Vincent Panico-Class III
Trevor Izzo-Class IV
Eric Rhoades-Class IV
David Somonski-Alternate #2

ROLL CALL

Board Members in Attendance:

Barton
Becker
Hendrickson
Izzo
John
Mueller
Panico
Rhoades
Villa
Hindle
Somonski

Others Present

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

NOMINATION AND ELECTION

Nomination of Board Chair

Mr. Mueller nominated Craig Villa as the Board Chair for 2025

Mr. Mueller moved, and Mr. Becker seconded a motion to appoint Craig Villa as the Board Chair for 2025. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker		X	X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller	X		X					
Panico			X					
Rhoades			X					
Villa			X					
Hindle							X	
Somonski							X	

Craig Villa was appointed as Chair for 2025 and took over the meeting.

Nomination of Board Vice Chair

Mr. Mueller nominated Anna Barton as the Board Vice Chair for 2025

Mr. Mueller moved, and Mr. Panico seconded a motion to appoint Anna Barton as the Board Chair for 2025. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller	X		X					
Panico		X	X					
Rhoades			X					
Villa			X					
Hindle							X	
Somonski							X	

Anna Barton was appointed as Vice Chair for 2025.

Nomination of Board Vice Chair Pro-Tem

Mr. Mueller nominated Chris John as the Board Vice Chair Pro-Tem for 2025.

Mr. Mueller moved, and Mr. Mueller seconded a motion to appoint Chris John as the Vice Chair Pro-Tem for 2025. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller	X		X					
Panico		X	X					
Rhoades			X					
Villa			X					
Hindle							X	
Somonski							X	

Chris John was appointed as Vice Chair Pro-Tem for 2025

Nomination of Board Secretary

Mr. Mueller moved, and Mr. Hendrickson seconded a motion to appoint Ann Marie Lehberger as the Board Secretary for 2025. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson		X	X					
Izzo			X					
John			X					
Mueller	X		X					
Panico			X					
Rhoades			X					
Villa			X					
Hindle							X	
Somonski							X	

SELECTION OF BOARD PROFESSIONALS FOR 2025

Board Attorney - Jonathan Drill Esq./Stickel Koenig Sullivan & Drill, LLC.

Board Planner - Michael Sullivan /Clarke Caton Hintz

Board Engineer - Robert O'Brien/Van Cleef Engineering

Traffic Engineer - Jay Troutman/McDonough & Rea Associates

Environmental Consultants - Sean Walsh/Princeton Hydro

Conflict Board Planner- Tom Behrens/Burgis Associates Inc.

Conflict Board Engineer- Paul Ferriero/Boswell Inc.

Mr. Villa moved, and Mr. Mueller seconded a motion to approve the list of Board Professionals for 2025. The roll call vote follows.

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller		X	X					
Panico			X					
Rhoades			X					
Villa	X		X					
Hindle							X	
Somonski							X	

APPROVAL OF CALENDAR OF MEETING DATES FOR 2025

- February 10, 24
- March 10, 24
- April 14, 28
- May 12, 27
- June 9, 23
- July 14, 28
- August 11, 25
- September 8, 22
- October 14, 27
- November 10, 24
- December 8, 22

Mr. Mueller moved, and Mr. Villa seconded a motion to approve the 2025 meeting dates.
 The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller	X		X					
Panico			X					
Rhoades			X					
Villa		X	X					
Hindle							X	
Somonski							X	

SELECTION OF TECHNICAL REVIEW COMMITTEE

Chair Villa appointed Mr. Hendrickson, Ms. Hindle, Mr. Somonski and himself to be on the TRC (Technical Review Committee) for 2025.

Chair Villa appointed the subcommittees for 2025 as follows:

Business Corridor Subcommittee

1. Craig Villa
2. Eric Rhoades
3. Trevor Izzo
4. Adam Mueller

Land Use Review Subcommittee

1. Craig Villa
2. Anna Barton
3. Chris John
4. Vincent Panico

SELECTION OF NEWSPAPERS FOR PUBLICATION

Courier News
 Star Ledger

Mr. Panico moved, and Mr. Villa seconded a motion to approve the newspapers for 2025. The roll call vote follows:

Member	Motion	2nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller			X					
Panico	X		X					
Rhoades			X					
Villa		X	X					
Hindle							X	
Somonski							X	

APPROVAL OF RULES AND REGULATIONS FOR 2025

Mr. Izzo moved, and Mr. Mueller seconded a motion to adopt the rules and regulations for 2025. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker			X					
Hendrickson			X					
Izzo	X		X					
John			X					
Mueller		X	X					
Panico				X				
Rhoades			X					
Villa			X					
Hindle							X	
Somonski							X	

APPROVAL OF MINUTES

Mr. Rhoades, Ms. Hindle and Mr. Somonski abstained.

Mr. Izzo moved, and Mr. Mueller seconded, a motion to approve the November 12, 2024, minutes. The motion carried unanimously.

ADOPTION OF RESOLUTIONS

Bellemead Development Corporation-Request for Extension of Vesting of Final Major Site Plan Approval for Halls Mill Farm Office Complex
 Block 2.01 Lots 9.01 & 11

The Board secretary noted two minor spelling corrections

Mr. Becker moved, and Mr. Panico seconded, a motion to adopt the resolution for Bellemead Development Corporation. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Barton			X					
Becker	X		X					
Hendrickson			X					
Izzo			X					
John			X					
Mueller			X					
Panico		X	X					
Rhoades							X	
Villa			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 to work on updating the application checklists in 2025.

PUBLIC HEARINGS

There were no public hearings.

OLD BUSINESS

Chair Villa reviewed the old business as follows:

1. Municipal Climate Resilience Planning-Ongoing
2. Application Checklists-Ongoing
3. Subcommittee Updates

NEW BUSINESS

Mr. Becker stated that the Environmental Commission is reviewing any new information that becomes available on the airport. He inquired about the Township's existing air and safety ordinance.

Chair Villa announced that the Solberg Airport will be holding a public information session regarding their master plan on February 5th at 6 pm at the Readington Middle School.

Chair Villa also announced that the public hearing for the two zoning ordinances that were reviewed by the Planning Board for the second dwelling and Route 22 zoning will be at the Township Committee meeting on February 18th.

PUBLIC COMMENT

Julia Allen spoke to the public not having the ability to make comments regarding the airport master plan and stressed the importance of the Township keeping their ordinances and Master Plan up to date to protect the rural character and communicate its goals and policies.

Susan Masinda shared an article with the Board regarding an airport expansion in Massachusetts and spoke to the status of the Solberg master plan process.

Richard Molinaro inquired about any inter-municipality coordination with Branchburg Township regarding resident concerns about any airport expansion.

Julia Allen returned and spoke to the MLUL (Municipal Land Use Law) and the applicability to airports.

ADJOURNMENT

Mr. Panico moved, and Mr. Mueller seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:40p.m.

Respectfully submitted,
Ann Marie Lehberger
Planning Board Secretary