

READINGTON TOWNSHIP PLANNING BOARD MINUTES
REGULAR MEETING
April 14, 2025

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:

Barton
Becker
Hendrickson
Izzo
John
Panico
Rhoades
Villa
Hindle

Board Members Absent

Mueller
Somonski

Mr. Panico moved, and Mr. Izzo seconded a motion to excuse the absences of Board members Somonski and Mueller from the 4/14 meeting. The motion carried unanimously.

Others Present

Board Attorney, Jonathan Drill and Board Secretary, Sherri Russo.

APPROVAL OF MINUTES

Mr. Panico moved, and Mr. Hendrickson seconded a motion to approve the January 27, 2025 Minutes. The roll call vote follows.

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

Mr Panico moved, and Mr. Villa seconded a motion to approve the February 10, 2025 minutes. 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		

APPOINTMENT OF BOARD SECRETARY

Mr. Hendrickson moved, and Mr. Panico seconded a motion to appoint Sherri Russo the Planning Board Secretary. 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		
Panico		X	X					
Rhoades			X					
Villa			X					
Hindle			X					
Somonski						X		

ADOPTION OF RESOLUTIONS

There were none.

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

There were none.

TRC UPDATE

There was no update.

PUBLIC HEARINGS

There were no public hearings or applications.

OLD BUSINESS

Chair Villa reviewed the old business as follows:

1. Municipal Climate Resilience Planning-Ongoing
2. Application Checklists-Ongoing
3. Subcommittee Updates – None at this time.

NEW BUSINESS

Ryland Inn Property, LLC
Block 14, Lot 49 – 111 Old Highway 28
Request for extension.

Jay Bohn, Esq. was present on behalf of the applicant, Ryland Inn Property, LLC. Mr. Bohn gave a brief overview of this long-standing project for the benefit of the new Board members. He explained they are seeking an extension of the preliminary approval for Phase III for a period of one year, from February 8, 2025 to February 8, 2026 and an extension of final approval for Phases 1B and 2 also from February 8, 2025 to February 8, 2026. Mr. Bohn stated that, in both cases, this is the final approval that the Board is able to grant. They are also seeking a modification of condition of some of the approvals that require obtaining a certificate of occupancy for Phase 1B and 2 from February 8, 2025 to February 8, 2026. The floor area ratio (FAR) bonus that was given to the applicant for using the original Ryland Inn building has been removed from the zoning ordinance.

Board Attorney, Jonathan Drill, Esq. read into the record a summary of Resolution 2024-01 adopted by the Board on October 28, 2024 and summarized for the Board what relief the Ryland Inn was seeking.

Brian Murphy, PE, PP, the applicant's engineer and planner was sworn and accepted by the Board as an expert witness.

Mr. Murphy introduced Exhibit – A-1, a color rendered sheet, page 16 of 35, landscape plan that was presented to the Board when Ryland Inn applied for Phase II.

Mr. Murphy proceeded to speak to the color rendered sheet and explained the various phases to the Board. This portrayed existing buildings and approved proposed buildings.

Chairman Villa asked where the cottages were located as well as what type of structure Phase 3 was.

Jay Bohn, Esq. summarized the reasons for the extension and stated there have been no relevant changes to the grounds, relevant zoning, or neighborhood.

Mr. Panico questioned Phase 3 location and asked about the existing patio and if it would overlap.

Chair Villa opened the floor to the public for questions or comments. There were none.

Mr. Panico moved, and Mr. Rhodes seconded a motion to approve the one year extension for Ryland Inn Property, LLC. The roll call 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	X					
Villa			X					
Hindle			X					
Somonski						X		

OTHER DISCUSSIONS:

Mr. Becker explained the Sustainable Jersey Program and the requalification requirements. He discussed the Land Use Pledge resolution that is a requirement for the requalification process. Mr. Panico explained that the Township Committee would like the Planning Board to review since it relates to Land Use.

Mr. Becker stated the Sustainable Action Team will review the resolution and make necessary changes before presenting it back to the Planning Board.

Mr. John commented in support of Mr. Becker's hard work in bringing this program to light to the Township noting that most of the requirements were already being met.

Chair Villa suggested the Planning Board review this document after the Sustainable Action Team reviews it and makes changes.

PUBLIC COMMENT

There were no public comments.

ADJOURNMENT

Mr. Villa moved, and Mr. Izzo seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 7:47p.m.

Respectfully submitted,

Sherri Russo
Planning Board Secretary