

READINGTON TOWNSHIP COMMITTEE
APRIL 6, 2020 AGENDA

A. Mayor Heller *calls the meeting to order at 6:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

B. EXECUTIVE SESSION

Executive Session Resolution

[04-06-20 Exec Sess.docx](#)

Contract Negotiations / Professional Services / Princeton Public Affairs Group

Attorney-Client Privilege / Executive Session Minutes / March 16, 2020

Potential Litigation / Affordable Housing

Litigation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation)

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. CONSENT AGENDA

All items listed with an asterisk “*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

F. * APPROVAL OF MINUTES

1. *Minutes of March 16, 2020*
[03-16-20.docx](#)

G. COMMENTS FROM THE PUBLIC for items listed on the agenda only

(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)

H. PUBLIC HEARING

1. *An Ordinance to Adopt an Air Safety and Hazardous Zoning Ordinance*

[Air Safety and Hazardous Zoning Ordinance.pdf](#)
[SBizHub 42320033111130.pdf](#)
[Inter-Office PB Ordinance #10-2020- 3-30-20.doc](#)

2. *An Ordinance to Provide for the Acceptance of Certain Conservation Easements Dedicated on a Portion of Block 51.02, Lot 38 in the Township of Readington, County of Hunterdon and State of New Jersey From Eleanore D. Charnecky*

[#11-2020 Charnecky Accept Ord..rtf](#)

I. NEW BUSINESS

1. *An Ordinance Amending Chapter 148, Land Development, Article II "Definition of Terms" Section 148-9 "Definitions", Article IV "District Regulations", Section 148-15 "AR Agricultural Residential Zone", Article IV "District Regulations" Section 148-16 "RR Rural Residential Zone", Article V "Conditional Uses, Exceptions, Modifications and Critical Areas" Section 148-49 "General Exceptions and Modifications", Article VI "General Provisions" Section 148-51 "Accessory Buildings and Structures", of the Code of the Township of Readington*
[farordinance32420.docx](#)
2. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create an Inclusionary Housing Zone also known as Age-Restricted Affordable Housing-2 District (ARAH-2)*
[bcuwordinance.docx](#)
[DOC040220.pdf](#)
3. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create a New Inclusionary Housing Zone also known as Multi-Family Affordable Housing -5 District (MFAH-5)*
[ordinance3BR100%afford.docx](#)
4. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create a New Inclusionary Housing Zone also known as Multi-Family Affording Housing-4 District (MFAH-4)*
[hionisaffordordinance.docx](#)
5. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create a New Inclusionary Housing Zone also known as Multi-Family Affordable Housing -2 District (MFAH-2)*

[ordinance3BR100%afford.docx](#)

6. ***Resolution of the Township of Readington, in the County of Hunterdon, New Jersey, Revising Certain Terms of the Sale of the Township's \$6,121,000 General Improvement Bonds, Series 2020, Originally Determined by Resolution Adopted on February 18, 2020***
[#R-2020- xx Readington Twp Suppl Resolution for April 6 2020.doc](#)
7. ***Request to Hold Annual Coin Toss Fundraiser / Whitehouse Fire Company***
[Whitehouse Fire Annual Coin Toss.pdf](#)
8. ***Release of Performance Guarantee / Kiever Major Subdivision (Block 42, Lots 9 & 10)***
[SBizHub 42320033015290.pdf](#)

J. ADMINISTRATOR'S REPORT

K. ATTORNEY'S REPORT

L. ENGINEER'S REPORT

M. COMMITTEE REPORTS

1. **John Albanese**
Planning Board/Affordable Housing
Recreation
Social Services
2. **Betty Ann Fort**
Historic Preservation /Museums
Zoning
Emergency Services / Fire Official
Library Services
3. **Jonathan Heller**
Construction & Code Enforcement
Environmental Commission
Engineering / Roads / Building & Grounds / Recycling

Engineer's Report

[Engineer's Report.pdf](#)
4. **Juergen Huelsebusch**
Farmland / Open Space Advisory Board / Agricultural Land Advisory Committee
Board of Health

5. **Ben Smith**
Police Department
Sewer Advisory
Municipal Court
Finance
* *Payment of Bills*
* *Tax Refund*

[Gallo Tax Refund Resolution.doc](#)
[B4, L22.01.doc](#)
[04.01.2020 BILL LIST.pdf](#)

N. COMMENTS FROM THE PUBLIC

O. COMMENTS FROM THE GOVERNING BODY

P. ADJOURNMENT

EXECUTIVE SESSION RESOLUTION

April 6, 2020

WHEREAS, N.J.S.A. 10:4-6 *et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the specified subject matter as set forth in the following Exhibit "A."

EXHIBIT A

<u>Subject Matter</u>	<u>Basis of Public Exclusion</u>	<u>Date Anticipated When Discussion Will Be Disclosed to Public</u>
Professional Services / Princeton Public Affairs Group	... Contract Negotiations.....	Certain information at the discretion of Township Committee tonight.... other information will remain confidential
Executive Session Minutes..... • <i>March 16, 2020</i>	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 39, Lot 24 & Block 67, Lot 2 (Solberg Aviation).....	Litigation.....	“ “ “

2. It is anticipated at this time that the stated subject matter will be made public on or about the time set forth in Exhibit "A".
3. This Resolution shall take effect immediately.

**READINGTON TOWNSHIP COMMITTEE
MEETING – March 16, 2020**

Mayor Heller *calls the meeting to order at 5:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor J. Heller, Deputy Mayor J. Huelsebusch, Mr. J. Albanese, Mrs. BA Fort and Mr. B. Smith

ALSO PRESENT: Administrator V. Mekovetz, Attorney S. Dragan

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

WHEREAS, *N.J.S.A. 10:4-6 et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey as follows:

- The public shall be excluded from discussion of and action upon the specified subject matter as set forth in the following Exhibit "A."

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Personnel Matters	Personnel	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• <i>March 2, 2020</i>		
• <i>March 5, 2020</i>		
Potential Litigation.....	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation).....	Litigation.....	“ “ “

It is anticipated at this time that the stated subject matter will be made public on or about the time set forth in Exhibit "A."

- This Resolution shall take effect immediately.

A MOTION was made by Mr. Smith to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:36 p.m.

Mayor Heller led those present in the *Salute to the Flag*.

Executive Session:

Personnel / Personnel Matters

A ***MOTION*** was made by Mrs. Fort to make a temporary adjustment in hours for John Tillotson and Angela DeVoe, Construction Code, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Heller	- Aye

A ***MOTION*** was made by Mrs. Fort to increase the salary of Claudia Linarducci, Accounts Payable Clerk, to \$25.00 per hour, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Heller	- Aye

Attorney-Client Privilege / Executive Session Minutes / March 2, 2020

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of March 2, 2020 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / March 5, 2020

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of March 5, 2020 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Potential Litigation

A ***MOTION*** was made by Mrs. Fort to authorize the Construction Code Official to move forward with the condemning and demolishing of 520 Mountain Road, contingent upon the Township having legal precedent to take this action, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Heller	- Aye

Potential Litigation / Affordable Housing

A ***MOTION*** was made by Mr. Smith to approve the Policies and Procedures Manual for the Rental Rehabilitation and Loan Program, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Heller	- Aye

Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 39, Lot 24 and Block 67, Lot 2

Mayor Heller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Heller read the following statement:

All items listed with an asterisk “” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

1. * **APPROVAL OF MINUTES** of meeting of March 2nd and March 5th (2020)
2. * **Release of Board of Health Escrow / Block 73, Lot 3.46 (Gabriel)**
3. * **Release of Escrow / Block 43, Lots 16 & 16.06 (Andrews)**
4. * **Release of Board of Health Escrow / Block 73, Lot 3.25 (Mokar)**
5. * **Application for Blue Light Permit (Kohara, Adolfo)**
6. * **Resolution in Support of Submission of a Grant Proposal for Sustainable Jersey PSE&G**

The following resolution was offered for consideration:

#R-2020-42

TOWNSHIP OF READINGTON

RESOLUTION

WHEREAS, Readington Township is Sustainable Jersey Certified Silver Level and will continue to support actions and measures that improve sustainability, the Township supports the submission of a grant proposal for Sustainable Jersey PSE&G as follows:

*\$10,000 Meadow Inventory and Management Plan for Readington Open Space
\$2,000 Retention Basin Survey*

7. * **Tax Lien Redemption**

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 67.01, Lot 19.31 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

Tax Lien Redemption Resolution cont'd

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$26,727.03, plus a premium paid in the amount of \$44,300.00, known as Tax Sale Certificate #2019-019, to the lienholder, US Bank Cust Tow

8. * ***Tax Lien Redemption***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 17, Lot 8 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$169,577.59, known as Tax Sale Certificate #2017-002, to the lienholder, Tad J. Dabrowski.

9. * ***Tax Refund***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the Readington Township Tax Collector has recommended the following refund of a property tax payment for 2020:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>AMOUNT</u>
43/13	David & Aurora Gilliam	100% Disabled Vet	\$2,534.95

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer is hereby authorized to refund the amount recommended.

10. * **Payment of Bills** – (Complete bill list is on file in Clerk’s Office)

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
CURRENT FUND	0-01	\$ 931,983.05
SEWER APPROPRIATIONS	0-02	\$ 88.42
CURRENT FUND	9-01	\$ 34,047.55
SEWER APPROPRIATIONS	9-02	\$ 3,600.00
TRUST FUNDS	X-03	\$ 383,594.49
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 268,456.58
PAYROLL DEDUCTIONS	X-06	\$ 209,495.47
2014 CAP IMPROVEMENTS	X-14	\$ 21,507.83
2017 CAP IMPROVEMENTS	X-17	\$ 6,360.00
2018 CAP IMPROVEMENTS	X-18	<u>\$ 18,817.14</u>
 TOTAL OF ALL FUNDS		 \$ 1,877,950.53

A **MOTION** was made by Mrs. Fort to approve the Consent Agenda, seconded by Mr. Smith and on Roll Call vote the following was recorded:

- Mr. Albanese - Aye
- Mrs. Fort - Aye
- Mr. Huelsebusch - Aye
- Mr. Smith - Aye
- Mayor Heller - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARINGS

As it was after 7:45 p.m., A **MOTION** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Amending Chapter 4 of the Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Agricultural Advisory Board

◆ **Ordinance #03-2020**

Mayor Heller asked if there were any comments from the governing body.

There were none.

Mayor Heller asked if there were any comments from the public.

There were none.

A **MOTION** was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Amending Chapter 4 of the Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Agricultural Advisory Board

◆ ***Ordinance #03-2020***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

***ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)***

◆ ***Ordinance #04-2020***

Mayor Heller asked if there were any comments from the governing body.

There were none.

Mayor Heller asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

***ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)***

◆ ***Ordinance #04-2020***

A ***MOTION*** was made by Mr. Fort to adopt this ordinance, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 148 ENTITLED “LAND DEVELOPMENT” TO ALLOW LIMITED BREWERIES AS A CONDITIONAL USE IN THE AGRICULTURAL RESIDENTIAL DEVELOPMENT ZONE

◆ Ordinance #05-2020

Mayor Heller asked if there were any comments from the governing body.

There were none.

Mayor Heller asked if there were any comments from the public.

There were none.

A MOTION was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 148 ENTITLED “LAND DEVELOPMENT” TO ALLOW LIMITED BREWERIES AS A CONDITIONAL USE IN THE AGRICULTURAL RESIDENTIAL DEVELOPMENT ZONE

◆ Ordinance #05-2020

A MOTION was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

A MOTION was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18 OF THE CODE OF READINGTON TOWNSHIP, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO THE ENVIRONMENTAL COMMISSION

◆ Ordinance #06-2020

Mayor Heller asked if there were any comments from the governing body.

There were none.

Mayor Heller asked if there were any comments from the public.

There were none.

A MOTION was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 18 OF THE CODE OF
READINGTON TOWNSHIP, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY
PERTAINING TO THE ENVIRONMENTAL COMMISSION***

◆ Ordinance #06-2020

A ***MOTION*** was made by Mrs. Smith to adopt this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 148 OF THE GENERAL CODE OF THE TOWNSHIP
OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING
TO TREE REMOVAL AND REPLACEMENT***

◆ Ordinance #07-2020

Mayor Heller asked if there were any comments from the governing body.

There were none.

Mayor Heller asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 148 OF THE GENERAL CODE OF THE TOWNSHIP
OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING
TO TREE REMOVAL AND REPLACEMENT***

◆ Ordinance #07-2020

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF READINGTON ENTITLED "SPECIAL EVENTS"

◆ Ordinance #08-2020

Mayor Heller asked if there were any comments from the governing body.

Mr. Huelsebusch commented that there are varying degrees of attendance for special events, with some being held on our open space properties and inquired whether there should be a scale of fees, dependent upon the number of participants, to restore the properties that potentially could be damaged.

Mayor Heller asked if there were any comments from the public.

Bob Schoenfeld, Oldwick Road, inquired if the entire ordinance is new or if this is an amendment to an already existing ordinance and also questioned if an open space property is damaged, who bears of the responsibility of restoration.

Neil Henrickson, Glenmont Road, commented that in the case of restoration, if the soil is compacted and eroded, it is nearly impossible to restore; therefore, he stressed that prevention should be the focus.

A MOTION was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF READINGTON ENTITLED "SPECIAL EVENTS"

◆ Ordinance #08-2020

A MOTION was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Hearing from Day Pitney, LLP, on behalf of Lamington River Farms, regarding ***Application for Amended Preliminary and Final Site Plan Approval to Modify the Approved Plan for Country Club Renovations.*** No action taken.
2. Notice to Adjoining Municipalities from Denise Filardo, Clinton Township Planning Board Secretary, regarding ***Adoption of the 2020 Reexamination Report and Amendment of the Land Use Plan Element of the Clinton Township Master Plan.*** No action taken.
3. Letter dated February 24, 2020 from Dana Burley, Clerk of the NJ General Assembly, regarding ***Resolutions Urging Counties and Municipalities to Create 2020 Census Complete Count and Designating March 12 through March 20 of 2020 "Get Out the Count Week" to Encourage Full Census Count of New Jersey's Population.*** No action taken.

NEW BUSINESS

1. **Introduction of 2020 Municipal Budget**

Mr. Smith explained that beyond the normal increases, the Township is proposing the addition of 1¢ to the taxes so that when the Townships appropriates for the usual business of paving roads and purchasing equipment, rather than putting 5% down and bonding long term for the remainder, the plan is to put 5% plus \$262,00 down to start a “pay as we go” process. Mr. Smith continued that the net is a 3¢ increase in taxes. Mayor Heller added that reducing the bonding will also reduce paying interest on purchases in years to come.

The following resolution was offered for consideration:

#R-2020-43

TOWNSHIP OF READINGTON

HUNTERDON COUNTY, NEW JERSEY

Re: Introduction of 2020 Budget

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Township of Readington, Hunterdon County, New Jersey for the year 2020.

BE IT FURTHER RESOLVED, that the said budget be published in the Hunterdon County Democrat in the issue of March 19, 2020, and that a hearing on the Budget will be held at the Municipal Building on April 20, 2020 at 7:45 o'clock (P.M.) or as soon thereafter as the matter may be reached.

A **MOTION** was made by Mrs. Fort to introduce this resolution, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

2. **An Ordinance Repealing and Replacing Chapter 137, Housing, Affordable, Article III "Municipal Housing Liaison" of the Code of the Township of Readington and Chapter 148, Article XI, Section 148-111 "COAH Development Fees", Chapter 148, Article XIII "Affordable Housing" and Amending Article II "Definition of Terms" Section 148-9 "Definitions" of the Township of Readington's Land Development Ordinance to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Township's Affordable Housing Obligations**

Attorney Dragan gave a brief summary of the amended provisions and requirements to bring the affordable housing ordinances into compliance.

The following ordinance was offered for introduction:

AN ORDINANCE REPEALING AND REPLACING CHAPTER 137, HOUSING, AFFORDABLE, ARTICLE III “MUNICIPAL HOUSING LIAISON” OF THE CODE OF THE TOWNSHIP OF READINGTON AND CHAPTER 148, ARTICLE XI, SECTION 148-111 “COAH DEVELOPMENT FEES”, CHAPTER 148, ARTICLE XIII “AFFORDABLE HOUSING” AND AMENDING ARTICLE II “DEFINITION OF TERMS’ SECTION 148-9 ‘DEFINITIONS’ OF THE TOWNSHIP OF READINGTON’S LAND DEVELOPMENT ORDINANCE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS

Ordinance #09- 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that the Code of the Township of Readington is hereby amended to include provisions addressing Readington’s constitutional obligation to provide for its fair share of low- and moderate-income housing, as directed by the Superior Court and consistent with *N.J.A.C. 5:93-1, et seq.*, as amended and supplemented, *N.J.A.C. 5:80-26.1, et seq.*, as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that very-low-, low- and moderate-income units ("affordable units") are created with controls on affordability over time and that very-low-, low- and moderate-income households shall occupy those units. This Ordinance shall apply except where inconsistent with applicable law.

SECTION I. This Ordinance implements and incorporates the Housing Element and Fair Share Plan adopted by the Planning Board pursuant to the Municipal Land Use Law at *N.J.S.A. 40:55D-1 et seq.* and endorsed by the Governing Body. It addresses the requirements of *N.J.A.C. 5:93-1, et seq.*, as amended and supplemented, *N.J.A.C. 5:80-26.1, et seq.* as amended and supplemented, with one exception regarding the provision of very-low income housing as described in more detail below, and the New Jersey Fair Housing Act of 1985.

SECTION II. Chapter 137 of the Code of the Township of Readington entitled “Housing, Affordable Article III Municipal Housing Liaison” is hereby deleted in its entirety and shall be replaced with the following:

CHAPTER 137 HOUSING, AFFORDABLE, ARTICLE III MUNICIPAL HOUSING LIAISON, ADMINISTRATIVE AGENT, AFFIRMATIVE MARKETING ENFORCEMENT.

Section 137-13. Definitions. As used in this article, terms and definitions shall be the same as set forth in Section 148-9, “Definitions” found in Article II “Definition of Terms “, Chapter 148 of the Land Use Code.

§ Section 137-14 Municipal Housing Liaison

A. The Township shall appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for overseeing the Township's affordable housing program, including overseeing the administration of affordability controls on the affordable units and the affirmative marketing of available affordable units in accordance with the Township's Affirmative Marketing Plan; fulfilling monitoring and reporting requirements; and supervising Administrative Agent(s). The Township of Readington shall adopt this Ordinance which creates the position of Municipal Housing Liaison and the Township of Readington shall adopt a Resolution which appoints the person to fulfill the position of Municipal Housing Liaison. The Municipal Housing Liaison shall be appointed by the governing body and may be a full or part time municipal employee. The Municipal Housing Liaison shall be approved by the Court and shall be duly qualified through a training program sponsored by Affordable Housing Professionals of New Jersey before assuming the duties of Municipal Housing Liaison.

Ordinance #09-2020 cont'd:

- B. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Township of Readington, including the following responsibilities, which may not be contracted out to the Administrative Agent:
- (1) Serving as Readington Township's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - (2) Monitoring the status of all restricted units in Readington Township's Fair Share Plan;
 - (3) Compiling, verifying, submitting and posting all monitoring reports as required by the Court and by this Ordinance;
 - (4) Coordinating meetings with affordable housing providers and Administrative Agents, as needed; and
 - (5) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.
- C. Subject to the approval of the Court, the Township shall designate one or more Administrative Agent(s) to administer and to affirmatively market the affordable units constructed in the Township in accordance with UHAC and this Ordinance. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body and subject to approval of the Court. The Operating Manual(s) shall be available for public inspection in the office of the Township Clerk, in the office of the Municipal Housing Liaison, and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the work of the Administrative Agent(s).
- D. Compensation. Compensation shall be fixed by the governing body at the time of the appointment of the Municipal Housing Liaison.

§ Section 137-15 Administrative Agent

The Township shall designate one or more Administrative Agents to implement the terms of this Ordinance, subject to Court approval. The Township may act as Administrative Agent for some or all restricted units within the Township; in that case, the Township shall designate the Municipal Housing Liaison to serve on its behalf. Otherwise, the Township may designate an independent entity to serve as Administrative Agent, which entity shall serve under contract and shall report to the municipality. All Administrative Agents shall be properly qualified to serve in this capacity. ***The fees of the Administrative Agent shall be paid by the owners of the affordable units for which the services of the Administrative Agent are required.*** The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes:

- A. Affirmative Marketing:
- (1) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Township and the provisions of N.J.A.C. 5:80-26.15; and
 - (2) Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

Ordinance #09-2020 cont'd:

B. Household Certification:

- (1) Soliciting, scheduling, conducting and following up on interviews with interested households;
- (2) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
- (3) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
- (4) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of *N.J.A.C. 5:80-26.1 et seq.*;
- (5) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;
- (6) Employing a random selection process as provided in the Affirmative Marketing Plan of the Township when referring households for certification to affordable units; and
- (7) Notifying the following entities of the availability of affordable housing units in the Township: Fair Share Housing Center, the New Jersey State Conference of the NAACP, including the New Brunswick, Plainfield Area, Perth Amboy and Metuchen/Edison branches, the Latino Action Network, NORWSCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.

C. Affordability Controls:

- (1) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (2) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (3) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Hunterdon County Register of Deeds or Hunterdon County Clerk's office after the termination of the affordability controls for each restricted unit;
- (4) Communicating with lenders regarding foreclosures; and
- (5) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to *N.J.A.C. 5:80-26.10*.

D. Resales and Re-rentals:

- (1) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or re-rental; and
- (2) Instituting and maintaining an effective means of communicating information to low- (or very low-) and moderate-income households regarding the availability of restricted units for resale or re-rental.

Ordinance #09-2020 cont'd:

E. Processing Requests from Unit Owners:

- (1) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this Ordinance;
- (2) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
- (3) Notifying the municipality of an owner's intent to sell a restricted unit; and
- (4) Making determinations on requests by owners of restricted units for hardship waivers.

F. Enforcement:

- (1) Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
- (2) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
- (3) Posting annually, in all rental properties (including two-family homes), a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent or other charges can be made;
- (4) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in *N.J.A.C. 5:80-26.18(d)4*;
- (5) Establishing a program for diverting unlawful rent payments to the municipality's Affordable Housing Trust Fund; and
- (6) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent, to be approved by the Governing Body and the Court, setting forth procedures for administering the affordability controls.

A. Additional Responsibilities:

- (1) The Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
- (2) The Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet the Court-approved monitoring and reporting requirements in accordance with the deadlines set forth in this Ordinance.
- (3) The Administrative Agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

Ordinance #09-2020 cont'd:

§ Section 137-16 Affirmative Marketing Requirements

- A. The Township shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Court, which is compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- B. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs marketing activities toward Housing Region 3 and is required to be followed throughout the period of restriction.
- C. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 3, comprised of Hunterdon, Middlesex, and Somerset Counties.
- D. The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Program, including initial sales and rentals and resales and re-rentals. The Administrative Agent designated by the Township shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.
- E. In implementing the Affirmative Marketing Plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- F. The Affirmative Marketing Plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Plan, the Administrative Agent shall consider the use of language translations where appropriate.
- G. The affirmative marketing process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.
- H. Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and the municipal library in the municipality in which the units are located; and the developer's rental office. Applications shall be mailed to prospective applicants upon request.
- I. In addition to other affirmative marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units in Township, and copies of the application forms, to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, including the New Brunswick, Plainfield Area, Perth Amboy and Metuchen/Edison branches, the Latino Action Network, NORWSCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.
- J. The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

§ Section 137-17 Enforcement of Affordable Housing Regulations

- A. Upon the occurrence of a breach of any of the regulations governing an affordable unit by an Owner, Developer or Tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.

Ordinance #09-2020 cont'd:

- B. After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action(s) against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
- (1) The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - (a) A fine of not more than \$500.00 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - (b) In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment into the Readington Township Affordable Housing Trust Fund of the gross amount of rent illegally collected;
 - (c) In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
 - (2) The municipality may file a court action in the Superior Court seeking a judgment that would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- or moderate-income unit.
 - (a) The judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
 - (b) The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.

Ordinance #09-2020 cont'd:

- (c) Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.
- (d) If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- (e) Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- (f) The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

SECTION III. Article II entitled "Definition of Terms" in Chapter 148 of the Land Development Ordinance is hereby amended as follows:

§ Section 148-9 Definitions

1. The following new terms shall be added as follows:

"Housing Act" means the Fair Housing Act of 1985, P.L. 1985, c. 222 (*N.J.S.A. 52:27D-301 et seq.*)

"Adaptable" means constructed in compliance with the technical design standards of the Barrier Free Subcode, *N.J.A.C. 5:23-7*.

"Administrative agent" means the entity designated by the Township to administer affordable units in accordance with this Ordinance, *N.J.A.C. 5:93*, and UHAC (*N.J.A.C. 5:80-26.1*).

"Affirmative marketing" means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to *N.J.A.C. 5:80-26.15*.

"Affordability average" means the average percentage of median income at which new restricted units in an affordable housing development are affordable to low- and moderate-income households.

"Affordable" means, a sales price or rent level that is within the means of a low- or moderate-income household as defined within *N.J.A.C. 5:93-7.4*, and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in *N.J.A.C. 5:80-26.6*, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in *N.J.A.C. 5:80-26.12*, as may be amended and supplemented.

Ordinance #09-2020 cont'd:

“Affordable housing development” means a development included in or approved pursuant to the Housing Element and Fair Share Plan or otherwise intended to address the Township's fair share obligation, and includes, but is not limited to, inclusionary development, municipal construction projects or a one hundred percent (100%) affordable housing developments, supportive and special needs projects, extensions of controls, and market-to-affordable projects.

“Affordable housing program(s)” means any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality’s fair share obligation.

“Affordable unit” means a housing unit proposed or created pursuant to the Housing Act and approved for crediting by the Court and/or funded through an affordable housing trust fund.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (*N.J.S.A. 55:14K-1, et seq.*).

“Age-restricted unit” means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that: 1) all the residents of the development wherein the unit is situated are 62 years of age or older; or 2) at least 80 percent of the units are occupied by one person who is 55 years of age or older; or 3) the development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as “housing for older persons” as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

"Alternative living arrangement" means a building in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

“Certified household” means a household that has been certified by an Administrative Agent as a very-low, low-income household or moderate-income household.

“COAH” of the “Council” mean the New Jersey Council on Affordable Housing, as established by the New Jersey Fair Housing Act (*N.J.S.A. 52:27D-301, et seq.*) which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.

“DCA” means the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that requires the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Developer” means any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development fee” means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:93-8.8*.

“Equalized assessed value” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).

Ordinance #09-2020 cont'd:

“Green building strategies” means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not limited to: new construction, the conversion of a non-residential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

“Low-income household” means a household with a total gross annual household income equal to 50 percent or less of the regional median household income by household size.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and load bearing structural systems.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” means the median income by household size for the applicable housing region, as adopted annually by the Township pursuant to this ordinance, by COAH or a successor entity approved by the Court.

“Moderate-income household” means a household with a total gross annual household income in excess of 50 percent but less than 80 percent of the regional median household income by household size.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Municipal Housing Liaison” means an employee charged by the governing body with the responsibility for oversight and administration of the Affordable Housing Program for the Township of Readington.

“Non-exempt sale” means any sale or transfer of ownership other than the transfer of ownership between spouses; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary and the transfer of ownership by court order.

“Random selection process” means a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

“Regional asset limit” means the maximum housing value in each housing region affordable to a four-person household with an income at 80 percent of the regional median as defined by duly adopted Regional Income Limits published annually by COAH or a successor entity.

“Rehabilitation” means the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

Ordinance #09-2020 cont'd:

“Restricted unit” means a dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of *N.J.A.C. 5:80-26.1*, as amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

“UHAC” means the Uniform Housing Affordability Controls set forth in *N.J.A.C. 5:80-26.1*, et seq.

“Very low-income household” means a household with a total gross annual household income equal to 30 percent or less of the regional median household income by household size.

“Very low-income unit” means a restricted unit that is affordable to a very low-income household.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for purposes of a rehabilitation program.

2. The following terms shall be deleted from section 148-9 and shall be replaced by the terms set forth above:

COAH

The New Jersey Council of Affordable Housing.
[Added 5-17-1993]

DEVELOPER

The legal or beneficial owner or owners of a lot or of any land proposed to be Included in a proposed development, including the holder of any option or contract to purchase or any other person having enforceable proprietary interest in such land.

DEVELOPMENT FEES

Money paid by an individual, person, partnership, association, company or corporation for the improvement of property as permitted in COAH's rules.
[Added 5-17-1993]

EQUALIZED ASSESSED VALUE

The value of a property determined by the Municipal Tax Assessor through a process designed to ensure that all property in the municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of building permit may be obtained by the Tax Assessor utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the Municipal Tax Assessor.
[Added 5-17-1993]

SECTION IV. Article XIII entitled “Affordable Housing “ in Chapter 148 of the Land Development Ordinance is deleted in its entirety and shall be replaced with the following:

ARTICLE XIII AFFORDABLE HOUSING

§ Section 148-117 Short Title

This section of the “Code of the Township of Readington” shall be known as the “Affordable Housing Ordinance of the Township of Readington.”

Ordinance #09-2020 cont'd:

§ Section 148-117.1 Purpose

- A. This section of the Readington Code sets forth regulations regarding the very-low-, low-, and moderate-income housing units in the Township consistent with the provisions known as the “Substantive Rules of the New Jersey Council on Affordable Housing”, N.J.A.C. 5:93 et seq., the Uniform Housing Affordability Controls (“UHAC”), N.J.A.C. 5:80-26.1 et seq., except where modified by the requirements for very-low income housing as established in P.L. 2008, c.46 (the “Roberts Bill”, codified at N.J.S.A. 52:27D-329.1) as reflected in the terms of a Settlement Agreement between the Township and Fair Share Housing Center (“FSHC”) such that the statutory requirement to provide very-low income units equal to 13% of affordable units approved and constructed after July 17, 2008, to be affordable households at 30% of the regional median income, overrides the UHAC requirement that 10% of all low- and moderate-income units must be affordable at 35% of the regional median income, and the Township’s constitutional obligation to provide a fair share of affordable housing for very-low-, low-, and moderate-income households.
- B. This Ordinance is intended to assure that very-low-, low- and moderate-income units ("affordable units") are created with controls on affordability over time and that very-low, low- and moderate-income households shall occupy these units. This Ordinance shall apply to all inclusionary developments and 100% affordable developments (including those funded with low-income housing tax credit financing) except where inconsistent with applicable law.
- C. This Ordinance implements and incorporates the Fair Share Plan and addresses the requirements of N.J.A.C. 5:93, as may be amended and supplemented.

§ Section 117.2 Monitoring and Reporting Requirements

The Township shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its Court-approved Housing Element and Fair Share Plan:

- A. Beginning on July 19, 2019, and on every anniversary of that date through July 19, 2025, the Township agrees to provide annual reporting of its Affordable Housing Trust Fund activity to the New Jersey Department of Community Affairs (“NJDCA”), Council on Affordable Housing (“COAH”), or Local Government Services (“NJLGS”), or other entity designated by the State of New Jersey, with a copy provided to FSHC and posted on the municipal website, using forms developed for this purpose by the NJDCA, COAH, or NJLGS. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.
- B. Beginning on July 19, 2019, and on every anniversary of that date through July 19, 2025, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to FSHC, using forms previously developed for this purpose by COAH or any other forms endorsed by the Special Master and FSHC.
- C. By July 1, 2020, as required pursuant to *N.J.S.A. 52:27D-313*, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the municipality, with a copy to FSHC, regarding whether any sites no longer present a realistic opportunity. Any interested party may by motion request a hearing before the Court regarding these issues.
- D. As part of its annual reporting and midpoint review reporting, the Township will include annual reports as to (1) changes in circumstances relative to sewer including any already existing or anticipated increase in capacity through reclaimed sewer or plant expansion; and (2) reporting on applications for existing or anticipated capacity.

Ordinance #09-2020 cont'd:

- E. By July 19, 2022, and every third year thereafter, as required by *N.J.S.A. 52:27D-329.1*, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its satisfaction of its very low income requirements, including its family very low income requirements. Such posting shall invite any interested party to submit comments to the municipality and FSHC on the issue of whether the municipality has complied with its very low income and family very low income housing obligations.

§ Section 148-117.3 Applicability

- A. The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Township of Readington pursuant to the Township's most recently adopted Housing Element and Fair Share Plan.
- B. Moreover, this Ordinance shall apply to all developments that contain very-low-, low-and moderate-income housing units, including any currently unanticipated future developments that will provide very-low, low- and moderate-income housing units.
- C. Projects receiving Federal Low Income Housing Tax Credit financing shall comply with the income and bedroom distribution requirements of UHAC at *N.J.A.C. 5:80-26.3* (with the exception that the UHAC requirement for 10 percent of the affordable units in rental projects being required to be at 35 percent of median income be modified as required by the statutory requirement, *N.J.S.A. 52:27D-329.1* to 13 percent of affordable units in such projects shall be required to be at 30 percent of median income) and the length of the affordability controls applicable to such projects shall be not less than a thirty (30) year compliance period plus a 15 year extended use period.

Section 148-117.4 Township-wide Mandatory Set-Aside

- A. Any multi-family development, including single-family attached residential development, providing a minimum of five (5) new housing units created through any Planning Board action on subdivision or site plan applications; municipal rezoning; Zoning Board use or density variance; redevelopment plan or rehabilitation plan with a minimum density of six (6) units per acre is required to include a minimum affordable housing set-aside of 20%.
- B. At least 50% of the affordable units in each development shall be affordable to low-income housing. At least 13% of all affordable units in rental developments shall be affordable to very-low-income households.
- C. All such affordable units, including bedroom distribution, shall be governed by the controls on affordability and affirmatively marketed in conformance with UHAC, *N.J.A.C. 5:80-26.1 et seq.*, or any successor regulation, and all other applicable law.
- D. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
- E. This requirement does not give any developer the right to any such rezoning, variance or other relief, or establish any obligation on the part of the Township to grant such rezoning, variance or other relief.
- F. This Township-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the Township's Settlement Agreement with FSHC or Fair Share Plan, for which density and set-aside requirements shall be governed by the specific standards as set forth therein. The Township shall maintain this mandatory set-aside provision through at least July 8, 2025 at which time the Township may determine to extend the applicability of the provision.

Ordinance #09-2020 cont'd:

§ Section 148-117.5 Alternative Living Arrangements

- A. The administration of an alternative living arrangement shall be in compliance with *N.J.A.C. 5:93-5.8* and UHAC, with the following exceptions:
 - (1) Affirmative marketing (*N.J.A.C. 5:80-26.15*), provided, however, that the units or bedrooms may be affirmatively marketed by the provider in accordance with an alternative plan approved by the Court;
 - (2) Affordability average and bedroom distribution (*N.J.A.C. 5:80-26.3*).
- B. With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, alternative living arrangements shall have at least 30 year controls on affordability in accordance with UHAC, unless an alternative commitment is approved by the Court.
- C. The service provider for the alternative living arrangement shall act as the Administrative Agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

§ Section 148-117.6 Phasing Schedule for Inclusionary Zoning

In inclusionary developments the following schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

§ Section 148-117.7 New Construction

- A. Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:
 - (1) The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit. At least 13 percent of all restricted rental units shall be very-low income units (affordable to a household earning 30 percent or less of regional median income by household size). The very-low income units shall be counted as part of the required number of low-income units within the development.
 - (2) In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be very-low or low-income units.
 - (3) Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - (a) The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
 - (b) At least 30 percent of all low- and moderate-income units shall be two bedroom units;
 - (c) At least 20 percent of all low- and moderate-income units shall be three bedroom units; and

Ordinance #09-2020 cont'd:

(d) The remaining units may be allocated among two and three bedroom units at the discretion of the developer.

(4) Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.

B. Accessibility Requirements:

(1) The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free SubCode, *N.J.A.C. 5:23-7* and the following:

(2) All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:

(a) An adaptable toilet and bathing facility on the first floor; and

(b) An adaptable kitchen on the first floor; and

(c) An interior accessible route of travel on the first floor; and

(d) An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and

(e) If not all of the foregoing requirements in b.1) through b.4) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs b.1) through b.4) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and

(f) An accessible entranceway as set forth at P.L. 2005, c. 350 (*N.J.S.A. 52:27D-311a, et seq.*) and the Barrier Free SubCode, *N.J.A.C. 5:23-7*, or evidence that the Township has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:

[1] Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.

[2] To this end, the builder of restricted units shall deposit funds within the Township of Readington's Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.

[3] The funds deposited under paragraph 6)b) above shall be used by the Township of Readington for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.

[4] The developer of the restricted units shall submit a design plan and cost estimate to the Construction Official of the Township for the conversion of adaptable to accessible entrances.

Ordinance #09-2020 cont'd:

- [5] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free SubCode, *N.J.A.C. 5:23-7*, and that the cost estimate of such conversion is reasonable, payment shall be made to the Township's Affordable Housing Trust Fund in care of the Township's Director of Finance, or their designee, who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.
- [6] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free SubCode, *N.J.A.C. 5:23-7*.

C. Design:

- (1) In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- (2) In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

D. Maximum Rents and Sales Prices:

- (1) In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD and the calculation procedures as approved by the Court and detailed herein.

"Regional income units shall be established for the region that the Township is located within (i.e. Region 3) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by household size. In no event shall the income limits be less than those for the previous year."

- (2) The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52 percent of median income.
- (3) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13 percent of all low- and moderate-income rental units shall be affordable to very low-income households, which very low-income units shall be part of the low-income requirement.

Ordinance #09-2020 cont'd:

- (4) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.
- (5) In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:
 - (a) A studio shall be affordable to a one-person household;
 - (b) A one-bedroom unit shall be affordable to a one and one-half person household;
 - (c) A two-bedroom unit shall be affordable to a three-person household;
 - (d) A three-bedroom unit shall be affordable to a four and one-half person household;
and
 - (e) A four-bedroom unit shall be affordable to a six-person household.
- (6) In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
 - (a) A studio shall be affordable to a one-person household;
 - (b) A one-bedroom unit shall be affordable to a one and one-half person household;
and
 - (c) A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (7) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under *N.J.A.C. 5:80-26.4*, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of *N.J.A.C. 5:80-26.3*, as may be amended and supplemented.
- (8) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, including an allowance for tenant paid utilities, as determined under *N.J.A.C. 5:80-26.4*, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of *N.J.A.C. 5:80-26.3*, as may be amended and supplemented.
- (9) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.

Ordinance #09-2020 cont'd:

- (10) The rents of very low-, low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the Northeast Urban Area. This increase shall not exceed nine percent in any one year. Rent increases for units constructed pursuant to low income housing tax credit regulations shall be indexed pursuant to the regulations governing low income housing tax credits.

§ Section 148-117.8 Utilities

- A. Affordable units shall utilize the same type of heating source as market units within an inclusionary development.
- B. Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by HUD for the Section 8 program.

§ Section 148-117.9 Occupancy Standards

In referring certified households to specific restricted units, the Administrative Agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:

- A. Provide an occupant for each bedroom;
- B. Provide children of different sexes with separate bedrooms;
- C. Provide separate bedrooms for parents and children; and
- D. Prevent more than two persons from occupying a single bedroom.

§ Section 148-117.10 Control Periods for Restricted Ownership Units and Enforcement Mechanisms

- A. Control periods for restricted ownership units shall be in accordance with *N.J.A.C. 5:80-26.5*, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this Ordinance for a period of at least thirty (30) years, until the Township takes action to release the unit from such requirements; prior to such action, a restricted ownership unit must remain subject to the requirements of *N.J.A.C. 5:80-26.1*, as may be amended and supplemented.
- B. The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- C. Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.
- D. At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- E. The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- F. A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title following the removal of the restrictions provided under *N.J.A.C. 5:80-26.5(a)*, as may be amended and supplemented.

Ordinance #09-2020 cont'd:

§ Section 148-117.11 Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices

Price restrictions for restricted ownership units shall be in accordance with *N.J.A.C. 5:80-26.1*, as may be amended and supplemented, including:

- A. The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.
- B. The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- C. The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers.
- D. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom. (See Section 148-117.4 Capital Improvements to Ownership Units).

§ Section 148-117.12 Buyer Income Eligibility

- A. Buyer income eligibility for restricted ownership units shall be in accordance with *N.J.A.C. 5:80-26.1*, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be reserved for households with a gross household income less than 80 percent of median income.
- B. Notwithstanding the foregoing, the Administrative Agent may, upon approval by the Governing Body, and subject to the Court's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit.
- C. A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
- D. The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's eligible monthly income.

§ Section 148-117.13 Limitations on Indebtedness Secured by Ownership Unit; Subordination

- A. Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.

Ordinance #09-2020 cont'd:

- B. With the exception of First Purchase Money Mortgages, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of the unit, as such price is determined by the Administrative Agent in accordance with *N.J.A.C. 5:80-26.6(b)*.

§ Section 148-117.14 Capital Improvements To Ownership Units

- A. The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.
- B. Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

§ Section 148-117.15 Control Periods for Restricted Rental Units

- A. Control periods for restricted rental units shall be in accordance with *N.J.A.C. 5:80-26.11*, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 30 years, until the Township takes action to release the unit from such requirements. Prior to such action, a restricted rental unit must remain subject to the requirements of *N.J.A.C. 5:80-26.1*, as may be amended and supplemented.
- B. Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Hunterdon. A copy of the filed document shall be provided to the Administrative Agent within 30 days of the receipt of a Certificate of Occupancy.
- C. A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - (1) Sublease or assignment of the lease of the unit;
 - (2) Sale or other voluntary transfer of the ownership of the unit; or
 - (3) The entry and enforcement of any judgment of foreclosure on the property containing the unit.

§ Section 148-117.16 Rent Restrictions for Rental Units; Leases

- A. A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.
- B. No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.

Ordinance #09-2020 cont'd:

- C. Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- D. No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15% of the total number of dwelling units are restricted rental units in compliance with this Ordinance.

§ Section 148-117.17 Tenant Income Eligibility

- A. Tenant income eligibility shall be in accordance with *N.J.A.C. 5:80-26.13*, as may be amended and supplemented, and shall be determined as follows:
 - (1) Very-low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of the regional median household income by household size.
 - (2) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of the regional median household income by household size.
 - (3) Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of the regional median household income by household size.
- B. The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very-low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to *N.J.A.C. 5:80-26.16*, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - (1) The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - (2) The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
 - (3) The household is currently in substandard or overcrowded living conditions;
 - (4) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - (5) The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- C. The applicant shall file documentation sufficient to establish the existence of the circumstances in 1.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

Ordinance #09-2020 cont'd:

§ Section 148-117.18 Development Fees

A. Purpose:

- (1) In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), *N.J.S.A. 52:27D-301 et seq.*, and the State Constitution, subject to COAH's adoption of rules.
- (2) COAH was authorized by P.L. 2008, c. 46, Section 8 (*N.J.S.A. 52:27D-329.2*), and the Statewide Nonresidential Development Fee Act (*N.J.S.A. 40:55D-8.1 through 40:55D-8.7*) to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of COAH or a court of competent jurisdiction and have a COAH- or court-approved spending plan may retain fees collected from nonresidential development.
- (3) In Re: Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), also known as the “Mount Laurel IV” decision, the Supreme Court remanded COAH’s duties to the Superior Court. As a result, affordable housing development fee collections and expenditures from the municipal affordable housing trust funds to implement municipal Third Round Fair Share Plans through July 7, 2025 are under the Court’s jurisdiction and are subject to approval by the Court.
- (4) This section establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance with P.L. 2008, c. 46, Sections 8 and 32 through 38. Fees collected pursuant to this section shall be used for the sole purpose of providing low- and moderate-income housing. This chapter shall be interpreted within the framework of COAH's rules on development fees, codified at *N.J.A.C. 5:93-8*.

B. Basic Requirements:

- (1) COAH had previously approved ordinances adopting and amending Section 148-111, which established the Township’s affordable housing trust fund. The Township’s development fee ordinance which has been further amended remains effective pursuant to the Superior Court’s jurisdiction in accordance with *N.J.A.C. 5:93.8*.
- (2) At such time that the Court approves the Township’s Amended Third Round Housing Element and Fair Share Plan and the Amended Third Round Spending Plan, the Township may begin spending development fees in conformance with *N.J.A.C. 5:93-8* for the new 2020 Plan activities.

C. Residential Development Fees:

- (1) Imposed fees.
 - (a) Within all Zoning Districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted.

Ordinance #09-2020 cont'd:

- (b) When an increase in residential density pursuant to *N.J.S.A. 40:55D-70d(5)* (known as a "d" variance) has been permitted, developers may be required to pay a development fee of 6% of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application. Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal 1.5% of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

(2) Eligible exactions, ineligible exactions and exemptions for residential development.

- (a) Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
- (b) Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- (c) In addition to the construction of new principal and/or accessory buildings, development fees shall be imposed and collected for the construction of additions or expansions to existing buildings, for the change or conversion of an existing building to accommodate a more intense use, and/or for the demolition and replacement of an existing building provided that:
 - [1] The development fee shall be calculated on the increase in the equalized assessed value of the improved building.
 - [2] No development fee shall be collected for a demolition and replacement of a residential building resulting from a natural disaster.
 - [3] No development fee shall be collected for the construction of an "accessory structure" which is not a "building" as these terms are defined in the Township "Land Development Ordinance."

D. Nonresidential Development Fees:

- (1) Imposed fees.
 - (a) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to 2.5% of the equalized assessed value of the land and improvements for all new nonresidential construction on an unimproved lot or lots.
 - (b) Nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.

Ordinance #09-2020 cont'd:

- (c) Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting land and improvement and the equalized assessed value of the newly improved structure, i.e., land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.
- (2) Eligible exactions, ineligible exactions and exemptions for nonresidential development.
- (a) The nonresidential portion of a mixed-use inclusionary or market rate development shall be subject to the two-and-one-half-percent (2.5%) development fee, unless otherwise exempted below.
 - (b) The two-and-one-half-percent (2.5%) fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
 - (c) Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required pursuant to P.L. 2008, c. 46, as specified in the Form N-RDF, "State of New Jersey Nonresidential Development Certification/Exemption" form. Any exemption claimed by a developer shall be substantiated by that developer.
 - (d) A developer of a nonresidential development exempted from the nonresidential development fee pursuant to P.L. 2008, c. 46, shall be subject to it at such time the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.
 - (e) If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by the Township as a lien against the real property of the owner.
- E. Collection Procedures:
- (1) Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Construction Official responsible for the issuance of a building permit.
 - (2) For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF, "State of New Jersey Nonresidential Development Certification/Exemption," to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
 - (3) The Construction Official responsible for the issuance of a building permit shall notify the local Tax Assessor of the issuance of the first building permit for a development which is subject to a development fee.
 - (4) Within 90 days of receipt of that notice, the Municipal Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.

Ordinance #09-2020 cont'd:

- (5) The Construction Official responsible for the issuance of a final certificate of occupancy notifies the local Assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- (6) Within 10 business days of a request for the scheduling of a final inspection, the Municipal Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- (7) Should the Township of Readington fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of Section 37 of P.L. 2008, c. 46 (*N.J.S.A. 40:55D-8.6*).
- (8) Fifty percent (50%) of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.
- (9) Appeal of development fees.
 - (a) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by the Township of Readington. Appeals from a determination of the Board may be made to the Tax Court in accordance with the provisions of the State Uniform Tax Procedure Law, *N.J.S.A. 54:48-1 et seq.*, within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
 - (b) A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by the Township of Readington. Appeals from a determination of the Director may be made to the Tax Court in accordance with the provisions of the State Uniform Tax Procedure Law, *N.J.S.A. 54:48-1 et seq.*, within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

F. Affordable Housing Trust Fund:

- (1) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the Director of Finance, or their designee, for the purpose of depositing development fees collected from residential and nonresidential developers and proceeds from the sale of units with extinguished controls.
- (2) The following additional funds shall be deposited in the affordable housing trust fund and shall at all times be identifiable by source and amount:
 - (a) Payments in lieu of on-site construction of affordable units;
 - (b) Developer-contributed funds to make 10% of the adaptable entrances in a townhouse or other multistory attached development accessible;
 - (c) Rental income from municipally operated units;
 - (c) Repayments from affordable housing program loans;

Ordinance #09-2020 cont'd:

- (e) Recapture funds;
 - (f) Proceeds from the sale of affordable units; and
 - (g) Any other funds collected in connection with the Township of Readington's affordable housing program.
- (3) The Township of Readington previously provided COAH with written authorization, in the form of three-party escrow agreements between the municipality, Unity Bank, and COAH, to permit COAH to direct the disbursement of the funds as provided for in *N.J.A.C. 5:93-8*. The Superior Court shall now have such jurisdiction to direct the disbursement of the Township's trust funds per *N.J.A.C. 5:93-8*.
- (4) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by the Court.

G. Use of Funds:

- (1) The expenditure of all funds shall conform to a spending plan approved by the Court. Funds deposited in the housing trust fund may be used for any activity approved by the Court to address the Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to, preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market-to-affordable, or regional housing partnership programs, conversion of existing nonresidential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to *N.J.A.C. 5:93-8.16* and specified in the approved spending plan.
- (2) Funds may be expended to reimburse the Township of Readington for past housing activities.
- (3) At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income by region.
- (a) Affordability assistance programs may include closing cost assistance, rental assistance, assistance with homeowners' association or condominium fees and special assessments and assistance with emergency repairs.
 - (b) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income.
 - (c) Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- (4) The Township of Readington may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with *N.J.A.C. 5:93-8.16*.

Ordinance #09-2020 cont'd:

- (5) No more than 20% of all revenues collected from development fees may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20% of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with the monitoring requirements set forth in the Court-approved July 19, 2019 executed Settlement Agreement with Fair Share Housing Center. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

H. Monitoring:

- (1) On or about July 19 of each year through 2025, the Township of Readington shall provide annual reporting of trust fund activity to the DCA, COAH, or NJLGS, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the DCA, COAH, or NJLGS. This reporting shall include an accounting of all housing trust fund activity, including the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the Township of Readington's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the Court.

I. Ongoing Collection of Fees:

- (1) The ability for the Township of Readington to impose, collect and expend development fees shall expire with its Court-issued Judgment of Compliance and Repose unless the Township of Readington has filed an adopted Housing Element and Fair Share Plan with the Court or other appropriate jurisdiction, has filed a Declaratory Judgment Action, and has received the Court's approval of its development fee ordinance. If the Township of Readington fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance and Repose, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Township of Readington shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Judgment Compliance and Repose, nor shall the Township of Readington retroactively impose a development fee on such a development. The Township of Readington shall not expend development fees after the expiration of its Judgment Compliance and Repose.

§ Section 148-117.19 Appeals

Appeals from all decisions of an Administrative Agent appointed pursuant to this Ordinance shall be filed in writing as an action in lieu of prerogative writ in the Superior Court, Law Division in the County with jurisdiction over the Township's affordable housing proceedings, or in such other manner as the Superior Court may direct.

SECTION IV. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

Ordinance #09-2020 cont'd:

SECTION V. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION VI. If any provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION VII. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

A MOTION was made by Mrs. Fort to introduce this ordinance, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

The Public Hearing was scheduled for April 20, 2020 at 7:45 p.m.

3. ***A Resolution of the Township Committee of the Township of Readington Adopting an Affordable Housing Spending Plan***

Attorney Dragan maintained that there is a spending plan in place which designates how the Township will take in the monies received through the affordable housing development fees.

The following resolution was offered for consideration:

#R-2020-44

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON ADOPTING AN AFFORDABLE HOUSING SPENDING PLAN

WHEREAS, regulations adopted by the New Jersey Council on Affordable Housing (COAH) required a municipality with an Affordable Housing Trust Fund to receive approval of a Spending Plan by COAH prior to spending any of the funds in its trust fund; and

WHEREAS, these regulations required a Spending Plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds;
5. A schedule for the expenditure of all affordable housing trust funds;

Resolution #R-2020-44 cont'd:

6. A plan to spend the trust fund balance in accordance with the implementation schedule within the Spending Plan and approved by a settlement agreement;
7. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan; and
8. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and

WHEREAS, the Township of Readington has prepared a Spending Plan consistent with the Township’s Settlement Agreement with Fair Share Housing Center, dated July 19, 2019; and

WHEREAS, because COAH is no longer a functioning administrative agency, it will not approve any spending plan, including the Township’s; and

WHEREAS, the Township of Readington shall therefore seek review and approval of its adopted and endorsed Spending Plan as part of its obligations under the terms of the Court-approved Settlement Agreement between the Township of Readington and Fair Share Housing Center.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Readington hereby adopt and endorse the Spending Plan attached hereto; and

BE IT FURTHER RESOLVED that the Township of Readington hereby requests that the Special Master and/or the Court review and approve its Spending Plan.

A MOTION was made by Mrs. Fort to adopt this resolution, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

4. **Resolution of the Committee of the Township of Readington, Hunterdon County, New Jersey, of Intent to Fund Spending Plan Shortfall for Affordable Housing Programs in the Township's Housing Element and Fair Share Plan**

Attorney Dragan explained that this is a mandated resolution stating that in the event the Township be unable to raise the money through the affordable housing trust fund, the Township will bond to cover the funding.

The following resolution was offered for consideration:

#R-2020-45

RESOLUTION OF THE COMMITTEE OF THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY, NEW JERSEY, OF INTENT TO FUND SPENDING PLAN SHORTFALL FOR AFFORDABLE HOUSING PROGRAMS IN THE TOWNSHIP’S HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, pursuant to the substantive regulations of the New Jersey Council on Affordable Housing (“COAH”), certain portions of the Township’s amended Housing Element and Fair Share Plan scheduled for public hearing at the Planning Board on March 23, 2020 may require a financial commitment by the Township; and

Resolution #R-2020-45 cont'd:

WHEREAS, the municipality must resolve to address and shortfall in the funding of its affordable housing programs as set forth in the Spending Plan and the Fair Share Plan, including its willingness to incur bonded indebtedness, if necessary, to provide the funds required for the timely implementation of the Fair Share Plan;

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Readington, in the County of Hunterdon, and State of New Jersey, as follows:

1. To the degree that the funds required for the implementation of the Township’s Fair Share Plan, as will be more particularly set forth in the Township’s approved Spending Plan, are not available at the time they are needed from all available affordable housing funding sources, the Township resolves to provide the funding needed to cover any shortfall through appropriations in the Township’s annual budget, bonding, or any other legal means, with the understanding that any future affordable housing funding which becomes available may be used to reimburse the Township for the costs incurred.

A MOTION was made by Mrs. Fort to adopt this resolution, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

5. **An Ordinance to Adopt an Air Safety and Hazardous Zoning Ordinance**

Mr. Smith explained that this is to bring the Township into compliance with the Air Safety and Zone Act of 1983, previously passed but invalidated in the Prerogative Writ case.

The following ordinance was offered for introduction:

**ORDINANCE TO ADOPT AN AIR SAFETY AND
HAZARDOUS ZONING ORDINANCE**

ORDINANCE #10-2020

WHEREAS, Solberg-Hunterdon Airport is the only public-use airport in Readington Township; and

WHEREAS, the Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80 et seq. (“Act”), and its accompanying regulations, N.J.A.C. 16:62-1 et seq., require municipalities with an airport to enact an Air Safety and Hazardous Zoning ordinance; and

WHEREAS, the Township seeks to comply with the requirements of this legislation; and

WHEREAS, the bounds of the Air Safety Zone are measured from an airport’s runways and the Township recently received confirmation from the New Jersey Department of Transportation as to the official approved length of Solberg-Hunterdon Airport’s runways (see Exhibit 1);

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Readington, in the County of Hunterdon and State of New Jersey, that the Air Safety and Hazardous Zoning Ordinance will be adopted as follows:

Ordinance #11-2020 cont'd:

Chapter [X]. Solberg-Hunterdon Air Safety Airport District (Overlay District) - Air Safety and Hazardous Zoning

A. Purpose

1. Air Safety and Zoning: The “Air Safety and Zoning Act of 1983”, P.L. 1983, chapter 260, and the provisions of N.J.A.C. 16:62, “Air Safety and Zoning” authorizes municipalities to delineate airport safety zones, regulate land uses within the delineated zones, and regulate the height of structures and plantings so as to promote the public safety and to promote compatible land uses and compatible development in and around public use airports. As used in this Ordinance, “airport” or “airports” shall mean and refer the public use airport in Readington Township, Hunterdon County, New Jersey with a FAA activation date of March 1942, located in Block 56, Lot 3, and commonly known as Solberg-Hunterdon Airport
2. Solberg-Hunterdon Air Safety Airport District: An overlay district and airport safety zones are herein established at Solberg-Hunterdon Airport in accordance with the provisions of the “Air Safety and Zoning Act of 1983”, P.L. 1983, chapter 260, and the provisions of N.J.A.C. 16:62, “Air Safety and Zoning”.

B. General Provisions

1. This section establishes minimum standards for the control of airport and aeronautical hazards and shall take precedence over any other ordinance of the Township in conflict or inconsistent herewith.
2. No person shall build, rebuild, create or cause to be built, rebuilt or created any object, structure, or plant, or cause to be planted or permit to grow any tree or vegetation, which will interfere with, diminish, change or obstruct the airspace or landing and takeoff area available for the landing and takeoff of aircraft at public use airports.
3. This section shall not require the removal or lowering of, or other change or alteration of any structure or tree not conforming to the rules when this chapter was adopted, or otherwise allow interference with the continuance of any nonconforming use. No prior nonconforming structure or tree or vegetation may be increased in height or allowed to increase in height so that its nonconformance is greater than at the time this chapter was adopted, i.e., no such structure may be increased in height and any tree may be required to be trimmed down to its original nonconforming height.
4. Nothing in this section shall be construed as limiting the power of the Commissioner regarding the design, placement, location, or operation of airports or other aeronautical facilities.
5. This section is subject to review and approval by the Commissioner of Transportation.
6. The review of applications under this section is limited to the purposes of this chapter as they relate to the public health, safety and welfare.

C. Coordination with other Aviation Regulatory Agencies

1. State License Required: Airports in the Air Safety District shall maintain a current valid license from the State of New Jersey pursuant to the provisions of N.J.A.C. 16:54, “Licensing of Aeronautical and Aerospace Facilities”. Failure to maintain a current valid NJ license renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.

Ordinance #11-2020 cont'd:

2. Conformance With State Aeronautics Regulations: Airports in the Air Safety District shall maintain conformance with the substantive and procedural standards of N.J.A.C. 16:54, “Licensing of Aeronautical and Aerospace Facilities”, N.J.A.C. 16:55, “Licensing of Aeronautical Activities”, N.J.A.C. 16:56, “Airport Safety Fund Program”, N.J.A.C. 16:59, “Air Races, Meets, and Exhibitions”, N.J.A.C. 16:59, “Aeronautical Investigation and Enforcement”, and N.J.A.C. 16:62, “Air Safety and Zoning”. Failure to maintain conformance with these regulations renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.
3. Conformance With Federal Aeronautics Regulations: Airports in the Air Safety District shall maintain conformance with all lawful orders, directives, and requirements of the Federal Aviation Administration, United States Department of Transportation, United States Transportation Security Agency, and the National Transportation Safety Board. Failure to maintain conformance with these regulations renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.
4. Site Planning and Internal Layout: The site planning and internal layout of airport land uses, paving, buildings and structures shall conform to such minimum internal setback and vertical height standards as may be prescribed by the applicable regulatory airport licensing and airport certification standards promulgated by the New Jersey Department of Transportation, Division of Aeronautics, and the United States Department of Transportation, Federal Aviation Administration.
5. Airport Hazard Agreements Recognized: In the event that an airport owner or operator has a written agreement with the New Jersey Department of Transportation, Division of Aeronautics, or the United States Department of Transportation, Federal Aviation Administration, for the control of airport hazards or vertical height development, the airport owner or operator shall comply with the most protective provisions of both said agreement and this Ordinance.
6. Site Plan and Zoning Review Required: All airport development shall require site plan and zoning approval from Readington Township (subject to the Act) and in accordance with the requirements of Chapter 148 Land Development.
7. Informal Development Review Procedures Encouraged: Although not a requirement, applicants for changes of use of airport land, new airport development, or airport redevelopment are encouraged to make full use of informal development review procedures that may be available from State and Federal regulatory entities and the Township. It shall be the policy of the Township to encourage such informal review processes so as to help effectuate timely and cooperative coordination between the airport and State, Federal and local levels of government.
8. Variance Procedure: No variance or other relief shall be granted by the Planning Board or Board of Adjustment before an approved permit granting relief is issued by NJDOT. The developer of a project requiring a variance or the creation or establishment of a prohibited land use or vertical height development within an Airport Safety Zone shall first apply for approval of the creation or establishment of a prohibited land use or vertical height development from the Township approving authority pursuant to the provisions of N.J.S.A. 40:55D, The Municipal Land Use Law”. If the approving authority approves the creation or establishment of a prohibited land use or vertical height development within the Airport Safety Zone such approval shall be conditioned on the developer applying for and receiving a permit from the New Jersey Department of Transportation (NJDOT) pursuant to the provisions of N.J.A.C. 16:62, “Air Safety and Zoning”. Construction, development or creation of any prohibited land use shall also not commence until they permit has been issued by the NJDOT.
9. Non-Conforming use: No airport regulated by the provisions of the Air Safety and Zoning Act of 1983 shall hereafter be classified as a nonconforming use by any ordinance of the Township or the Master Plan of the Township.

Ordinance #11-2020 cont'd:

D. Methodology used to delineate airport hazard areas

1. Airport hazard areas are delineated by the establishment of subzones and clear areas of standard sizes around and off the ends of runways and airports open to the public. The Airport Safety Zone description in in this paragraph shall be interpreted in conformance with the controlling regulations for Airport Safety Zone delineation found in N.J.A.C. 16:62, “Air Safety and Zoning.”
2. Each airport hazard area consists of a runway subzone, two runway end subzones, and two clear zones.
3. The clear zones of an airport hazard area shall consist of trapezoids located within the runway end subzone along the flight approach and departure path.
 - a. Each clear zone shall extend 1,000 feet from the end of the runway subzone, as measured along the extended center line of the runway.
 - b. The base of the clear zone shall be collocated with the end of the runway subzone and shall have a width of 250 feet. The width of the clear zone shall increase as the distance from the end of the runway safety zone increases. Its final width shall be 450 feet.
4. As licensed by the New Jersey Department of Transportation’s Bureau of Aeronautics, Solberg-Hunterdon Airport operates two runways with the following approved lengths (see Exhibit 1):
 - a. Primary Runway 4/22: 3735’ x 50’ (3000’ paved asphalt, 735’ turf)
 - b. Secondary Runway 13/31: 3442’ x 200’ (turf)

E. Delineation of the runway subzone

1. The runway subzone of an airport hazard area shall consist of a rectangle having the same center line and length as the runway, unless a shorter length is necessitated by limited property ownership at the airport.
2. The width of the runway subzone shall be 2,350 feet.
3. The exact length of the runway subzone shall be determined by one of the two following methods:
 - a. For most airports, the length of the runway subzone will be the same as the physical length of the runway.
 - b. If the physical end of a runway is closer than 200 feet from the property or easement line of the airport, as measured along the runway's extended center line, then the end of the runway subzone shall be defined by a line drawn perpendicular to the runway center line at a point 200 feet inside of the airport property or easement line. In this case, a portion of the runway will extend beyond the bounds of the runway subzone.

F. Delineation of the runway end subzones

1. The runway end subzones of an airport hazard area shall consist of trapezoids located at either end of the runway subzone along the flight approach and departure path.
2. Each runway end subzone shall extend 3,000 feet from the end of the runway subzone, as measured along the extended center line of the runway.

Ordinance #11-2020 cont'd:

3. The base of the runway end subzone shall be defined by the end of the runway subzone and shall have a width of 2,350 feet. The width of the runway end subzone shall narrow as the distance from the end of the runway subzone increases. Its final width shall be 850 feet.

G. Delineation of Clear Zones

1. The clear zones of an Airport Safety Zone shall consist of trapezoids located within the runway end subzone along the flight approach and departure path.
2. Each clear zone shall extend 1000 feet from the end of the runway subzone, as measured along the extended centerline of the runway.
3. The base of the Clear Zone shall be co-located with the end of the runway subzone, and shall have a width of 250 feet. The width of the clear zone shall increase as the distance from the end of the Runway Safety Zone increases. Its final width shall be 450 feet.

H. Methodology used to define vertical development allowed within an airport hazard area

1. Minimum obstruction ordinance standards establish the vertical limits up to which structures or trees may be allowed to be developed or grow within an airport hazard area.
2. Minimum obstruction ordinance standards are vertical standards measured in respect to elevations whose datum is the horizontal plane established by runway elevations. For example, if a point in an airport hazard area permits, at a specific point, development up to "X" feet, that means "X" feet above the runway horizontal plane and not "X" feet above the natural grade of the land at that point in the airport hazard area.
3. The vertical standards within the runway subzone of an airport hazard area are determined first by establishing the elevations at the runway center lines at the ends of the runway subzone of the airport hazard area. From those elevations at the runway subzone ends, a line is run 90° outward from each side of the runway center line for a distance of 125 feet. Within the area defined by these four points, no development is allowed above the natural grade of the soil except for runway and flight safety equipment.
 - a. The vertical standards within the remainder of the runway subzone of an airport hazard area are determined by establishing planes from the edges of the longitudinal zero-foot development restriction line, established in N.J.A.C. 16:62-3.2(b)1.ii, which slope upward and outward at a rate of seven feet horizontally to one foot vertically. This upward plane ceases when it reaches the outer longitudinal borders of the runway subzone of any airport hazard area at the elevation of 150 feet above its starting point at the longitudinal zero-foot development line.
4. The vertical standards within the runway end subzone of an airport hazard area are determined by first establishing a plane with a rising slope of one foot upward to 20 feet outward from the end of the runway subzone to the outermost end of the runway end subzone. This plane is bisected by the extended runway center line and is 250 feet in total width at its innermost dimension and widens uniformly along its three-thousand-foot length so as to have a total width of 850 feet at its outermost dimension where it intersects with the outermost portion of the runway end subzone at the elevation of 150 feet above its starting point at the zero-foot development line.
 - a. The vertical standards within the remainder of the runway end subzone of an airport hazard area are determined by establishing sloping planes from the outermost longitudinal edges of the plane established in Subsection H(4) above. These planes rise upward at a rate of one foot upward to seven feet outward from the plane established in Subsection H(4) above to where they meet the outermost longitudinal boundaries of the runway end subzone at the elevation of 150 feet.

Ordinance #11-2020 cont'd:

I. Permitted and prohibited land uses within an airport hazard area

1. The following uses are permitted land uses, subject to the requirements of section C(6) above, except if used in conjunction with a prohibited land use:
 - a. Residential-single family dwelling units which are situated on a lot at least three acres in size and not located in a clear zone Residential zoning is permitted in the clear zone as long as all dwellings are physically located outside of the clear zone;
 - b. Airpark (minimum lot size of at least three acres which are not located in a clear zone);
 - c. Open space;
 - d. Agricultural;
 - e. Transportation;
 - f. Airport;
 - g. Commercial (not located in a clear zone);
 - h. Industrial (not located in a clear zone);

2. The following uses are specifically prohibited land uses:
 - a. Residential (dwelling units) not situated on a lot of at least three acres in size;
 - b. Planned unit developments and multifamily dwellings;
 - c. Hospitals;
 - d. Schools;
 - e. Above ground bulk tank storage of compressed flammable or compressed toxic gases and liquids;
 - f. Within the runway end subzones only, the above ground bulk tank storage of flammable or toxic gases and liquids;
 - g. Uses that may attract massing birds, including land fills;
 - h. Above grade major utility transmission lines and/or mains.

- J. Permit for creation or expansion of a prohibited land use or vertical development within an airport hazard area.
 1. The Commissioner may issue a permit for creation or establishment of a nonconforming use or vertical height development within an airport hazard area upon determination that:
 - a. An application in conformance with the provisions of this schedule has been properly submitted.
 - b. A conditional development approval has been granted by the appropriate municipal agency, if required.
 - c. The creation of the prohibited land use or vertical height development will not in fact create an additional airport hazard limiting the size of the area available for landing, taking off and maneuvering of aircraft.
 - d. Creation or establishment of the prohibited land use or vertical height development will not harm the public health, safety and welfare.

 2. No person may commence the construction or development of any structure, land use, or condition which is contrary to the standards of this section without a valid permit issued by the Commissioner.

 3. In considering an application for a permit, the Director may confer with and seek additional information from the applicant or any other interested party, agency, or governmental organization.

 4. In the review of an application, the Department may take into consideration any factor relevant to the hardship demonstrated by the applicant and any information relevant to the public health, safety and welfare.

Ordinance #11-2020 cont'd:

K. Municipal approval

1. A developer of a project requiring creation or establishment of a prohibited land use or vertical height development shall first apply for development approval from the appropriate municipal agency. If the municipal agency approves of the development, that approval shall be conditioned on the developer applying for and receiving a permit from the Commissioner in accordance with this section. Construction, development or creation of any prohibited land use shall not commence until a permit has been issued by the Commissioner.
2. An application for a permit will only be considered by the Department if accompanied by a letter from the municipality requesting the permit.
3. Any person proposing to create or establish a prohibited land use or vertical height development in a designated airport hazard area not subject to municipal ordinances established in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) shall present the proposed development to the municipal governing body, which shall be considered the municipal agency for purposes of these rules.

L. Permit application requirements

1. To be considered complete, an application for a permit for creation of a prohibited land use or vertical height development within an airport hazard area must include the following:
 - a. Copies of a completed airport hazard permit form. Copies of same are available at the Municipal Clerk's office.
 - b. A letter requesting issuance of a permit by the Department from the municipal agency having jurisdiction over the development, together with a copy of the conditional approval for development granted by the municipal agency, if required.
 - c. A detailed statement of the hardship condition necessitating the application for variance or relief, and a showing that the public health, safety and welfare will not be harmed by the creation of the prohibited land use or vertical height development.
 - d. Certification that the applicable airport owner(s) or authority were notified of the permit application by registered mail.
 - e. Submission of a nonrefundable permit application fee of \$75.
 - f. Submission of site plans, specifications and construction drawings detailing the substance of the proposed development for which a permit is sought. Site plans shall bear the raised seal of a New Jersey licensed professional engineer, professional planner, land surveyor or architect and shall show the location of property lines, the location of runways, the boundaries of the airport hazard area, and elevations of proposed development showing where and by what amount the development exceeds the minimum standards for vertical development adopted under this section.
 - g. Any other material deemed necessary to the permit application by the Director.
2. Applications for permits issued under the provisions of this chapter and correspondence to the Department relating to the provisions of this section should be forwarded to the following address:

New Jersey Department of Transportation
Division of Aeronautics
Air Safety and Hazardous Zoning Permits
1035 Parkway Avenue — CN 600
Trenton, New Jersey 08625

Ordinance #11-2020 cont'd:

M. Permit review procedures

1. For routine applications, review of an application shall be completed by the Division within 90 days of the date on which an application is accepted as complete.
2. Nonroutine cases, requiring the review or approval of a federal agency or any other state agency prior to issuance of a permit, shall be conducted in as timely a fashion as possible. The Director shall notify the applicant of a delay in the review process necessitated by another agency's involvement. The notification shall be provided prior to 80 days following the date of acceptance of a complete application, and shall include an estimate of the date by which a completion of the review process can be anticipated.
3. For routine cases not requiring review by other agencies, the Division may, at its discretion, extend the ninety-day review period by 30 days if determined necessary to complete the review process. The applicant and affected municipality shall be notified of this extension by the Department at least 15 days prior to the expiration of the ninety-day period.
4. Following review of an application by the Division, the Director shall determine whether to recommend to the Commissioner that the permit be granted or denied.
5. If the Director recommends denial, the applicant and municipal agency will be notified within five working days of the date of decision. An applicant who has been so notified by the Director may request an appeal before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1. The applicant shall notify the Division by certified mail within 14 calendar days of notification of denial that an appeal will be forwarded to the Office of Administrative Law.
6. Pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1, a final determination to either deny or grant the permit application will be made by the Commissioner subsequent to the filing of an initial decision by the Administrative Law Judge who conducted the hearing.


N. Permit application decisions

1. The Commissioner may take one of the following actions:
 - a. Approve the application as submitted. The applicant will receive a permit which shall be effective during the same period as the development approval granted by the municipal agency. The Department will mail a copy of the permit to the applicant and municipal agency within five working days of the date of approval.
 - b. Deny the application. The Department will mail a copy of the permit denial to the applicant and municipal agency within five working days of the date of decision.
 - c. Phased or partial approval. Where conditions warrant, the Commission may provide for a phased approval of an application. The Commissioner may also approve part of an application and deny the remainder. The nature of approvals granted and the denials shall be transmitted to the applicant and municipal agency within five working days.
 - d. Any applicant whose application was recommended for denial by the Director. An applicant who has been so notified by the Director may request an appearance before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1.

Ordinance #11-2020 cont'd:

O. Notice to Prospective Buyers

1. Pursuant to N.J.S.A. 6:1-85.2, any person who sells or transfers property in the Air Safety Airport Zone and appearing on a municipal map used for tax purposes shall provide notice to a prospective buyer that the property is located in an Air Safety Airport Zone, prior to the signing of a contract of sale. Failure to provide such notice may result in the suspension or revocation of the person's license to engage in real estate sales or other appropriate disciplinary action by the New Jersey Real Estate Commission in the case of a person subject to the jurisdiction of the Commission as provided by N.J.S.A. 6:1-85.2.

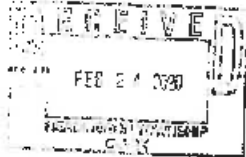


State of New Jersey
DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DIANE GUTIERREZ-SCACETTI
Acting Commissioner



February 18, 2020

The Honorable Jonathan Heller
Mayor, Township of Readington
509 Route 523
Whitehouse Station, NJ 08889

Dear Mayor Heller:


Senator Baleman has asked me to respond to your inquiry regarding the length of the runways at Soldberg Airport. On behalf of the New Jersey Department of Transportation (NJDOT), I appreciate the opportunity to assist you.

As currently licensed by NJDOT's Bureau of Aeronautics, the Soldberg Airport operates two runways with the following approved lengths:

1. Primary Runway 4/22: 3735' x 50' (3000' paved asphalt, 735' turf) in good condition
2. Secondary Runway 13/31: 3442' x 200' (turf) in good condition

I hope this information is helpful. If you have any additional questions, please feel free to contact Meredith Hammond, Office of Community and Constituent Relations, at (609) 963-1982.

Sincerely,



Jay Jimenez
Chief of Staff

"IMPROVING LIVES BY IMPROVING TRANSPORTATION"
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EXHIBIT "A"

A MOTION was made by Mrs. Fort to introduce this ordinance, seconded by Mr. Smith and on Roll Call vote the following was recorded:

- | | |
|-----------------|-------|
| Mr. Albanese | - Aye |
| Mrs. Fort | - Aye |
| Mr. Huelsebusch | - Aye |
| Mr. Smith | - Aye |
| Mayor Heller | - Aye |

The Public Hearing was scheduled for April 6, 2020 at 7:45 p.m.

6. ***An Ordinance to Provide for the Acceptance of Certain Conservation Easements Dedicated on a Portion of Block 51.02, Lot 38 in the Township of Readington, County of Hunterdon and State of New Jersey from Eleanore D. Charnecky***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN CONSERVATION EASEMENTS DEDICATED ON A PORTION OF BLOCK 51.02, LOT 38 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM ELEANORE D. CHARNECKY

Ordinance #11-2020

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

Section 1. The Township of Readington does hereby accept the dedication of a certain Stream Corridor Conservation Easement over two separate areas of Block 51.02, Lot 38 in the Township of Readington, granted to the Township by the property owner Eleanore D. Charnecky (hereinafter "Owner"), described as "Conservation Easement #1" and "Conservation Easement #2" as more particularly set forth in the metes and bounds description set forth within the easement document which is on file in the office of the Readington Township Clerk at the municipal building, 509 County Route 523, Whitehouse Station, N.J and may be inspected during regular business hours.

The purpose of the said Stream Corridor Conservation Easement is to preserve the areas within the easement essentially "as is". The easement document grants the Township the right but not the obligation to access, maintain, inspect or otherwise exercise enforcement and other rights over the easement area and the Township accepts this dedication under those circumstances.

Section 2. This easement is being acquired pursuant to N.J.S.A. 40A:12-3, 4 and 5, et seq. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law. It shall be recorded in the Hunterdon County Clerk's Office in addition to the Easement document.

A MOTION was made by Mrs. Fort to introduce this ordinance, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	- Aye
Mayor Heller	- Aye

The Public Hearing was scheduled for April 6, 2020 at 7:45 p.m.

7. ***Request to Hold Whitehouse Annual Coin Toss Fundraisers for Year 2020***

A MOTION was made by Mr. Smith to approve the Annual Coin Toss fundraisers, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

8. ***Resolution in Recognition of Michael Breslow Attaining Eagle Scout***

The following resolution was offered for consideration:

#R-2019-46

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Michael Breslow a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

WHEREAS, Eagle Scout Candidate Michael Breslow’s Eagle Project involved transforming an old plot of land into a community garden; and

WHEREAS, Michael spent several weeks researching various plant species, learning their growth life and blooming cycles; and

WHEREAS, Michael removed dirt and rocks from the plot, replacing the soil with nutrient enriched soil; and

WHEREAS, Michael managed several fellow scouts to assist with the planting, mulching the garden and watering for several weeks until the garden began to grow.

WHEREAS, the Eagle Scout is the highest rank of recognition offered in Scouting; and

WHEREAS, on April 20, 2020 Michael Breslow will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Eagle Scout Scott Michael Breslow for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

A MOTION was made by Mr. Smith to adopt this resolution, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

9. ***Environmental Commission Vacancy*** - memorandum dated February 27, 2020 from Ann Marie Lehberger, Environmental Commission Secretary

A MOTION was made by Mr. Smith to appoint Robert Becker as a full member to fill the unexpired term (12/31/22) created by the resignation of Judith Tutula and appoint Jeff Charney to move up to the position of 1st Alternate to for a one (1) year term to expire 12/31/20, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

10. **** Release of Board of Health Escrow / Block 73, Lot 3.46 (Gabriel)***

This matter was addressed under the Consent Agenda.

11. **** Release of Escrow / Block 43, Lots 16 & 16.06 (Andrews)***

This matter was addressed under the Consent Agenda.

12. * ***Release of Board of Health Escrow / Block 73, Lot 3.25 (Mokar)***

This matter was addressed under the Consent Agenda.

13. * ***Application for Blue Light Permit (Kohara, Adolfo)***

This matter was addressed under the Consent Agenda.

14. * ***Resolution in Support of Submission of a Grant Proposal for Sustainable Jersey PSE&G***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported that due to the length of some of the ordinances, publications may need to be send to the Courier News for legal advertising since the Democrat is requesting additional lead time for lengthy ordinances.

Administrator Mekovetz announced that the Municipal Building and facilities will be closed to the public effective Tuesday, March 17th although municipal staff will continue to work.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

Mayor Albanese had nothing further to report.

BETTY ANN FORT

Mrs. Fort stated that she had nothing further to report.

JONATHAN HELLER

Mr. Heller announced that during these unprecedented times it may be necessary to share services with other towns for emergency services and the police department. Mr. Heller continued that at this time the Township is following the guidelines under the Hunterdon County Board of Health in conjunction with the New Jersey Department of Health and the Centers for Disease Control (CDC). Mayor Heller added that the Township is working to come up with legal procedures to potentially live stream meetings, pointing out that non-essential meetings will be cancelled. Mayor Heller recommended that residents sign up for list serve for updates on the latest Township news.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch stated that the volunteer trail sessions are continuing.

BENJAMIN SMITH

Mr. Smith had nothing further to report.

COMMENTS FROM THE PUBLIC

Jerry Cook, Railroad Lane, commented on procedures for the handling of meetings during the pandemic.

Ed Nagle, High Ridge Court, inquired on the maps associated with the airport safety zoning ordinance.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Smith at 8:55 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, *RMC/MMC/QPA*
Municipal Clerk

TOWNSHIP OF READINGTON
HUNTERDON COUNTY, NEW JERSEY

ORDINANCE # ___ - 2020

**ORDINANCE TO ADOPT AN AIR SAFETY AND
HAZARDOUS ZONING ORDINANCE**

WHEREAS, Solberg-Hunterdon Airport is the only public-use airport in Readington Township; and

WHEREAS, the Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80 et seq. (“Act”), and its accompanying regulations, N.J.A.C. 16:62-1 et seq., require municipalities with an airport to enact an Air Safety and Hazardous Zoning ordinance; and

WHEREAS, the Township seeks to comply with the requirements of this legislation; and

WHEREAS, the bounds of the Air Safety Zone are measured from an airport’s runways and the Township recently received confirmation from the New Jersey Department of Transportation as to the official approved length of Solberg-Hunterdon Airport’s runways (see Exhibit 1);

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Readington, in the County of Hunterdon and State of New Jersey, that the Air Safety and Hazardous Zoning Ordinance will be adopted as follows:

Chapter [X]. Solberg-Hunterdon Air Safety Airport District (Overlay District) - Air Safety and Hazardous Zoning

A. Purpose

1. Air Safety and Zoning: The “Air Safety and Zoning Act of 1983”, P.L. 1983, chapter 260, and the provisions of N.J.A.C. 16:62, “Air Safety and Zoning” authorizes municipalities to delineate airport safety zones, regulate land uses within the delineated zones, and regulate the height of structures and plantings so as to promote the public safety and to promote compatible land uses and compatible development in and around public use airports. As used in this Ordinance, “airport” or “airports” shall mean and refer the public use airport in Readington Township, Hunterdon County, New Jersey with a FAA activation date of March 1942, located in Block 56, Lot 3, and commonly known as Solberg-Hunterdon Airport
2. Solberg-Hunterdon Air Safety Airport District: An overlay district and airport safety zones are herein established at Solberg-Hunterdon Airport in accordance with the provisions of the “Air Safety and Zoning Act of 1983”, P.L. 1983, chapter 260, and the provisions of N.J.A.C. 16:62, “Air Safety and Zoning”.

B. General Provisions

1. This section establishes minimum standards for the control of airport and aeronautical hazards and shall take precedence over any other ordinance of the Township in conflict or inconsistent herewith.
2. No person shall build, rebuild, create or cause to be built, rebuilt or created any object, structure, or plant, or cause to be planted or permit to grow any tree or vegetation, which will interfere with, diminish, change or obstruct the airspace or landing and takeoff area available for the landing and takeoff of aircraft at public use airports.
3. This section shall not require the removal or lowering of, or other change or alteration of any structure or tree not conforming to the rules when this chapter was adopted, or otherwise allow interference with the continuance of any nonconforming use. No prior nonconforming structure or tree or vegetation may be increased in height or allowed to increase in height so that its nonconformance is greater than at the time this chapter was adopted, i.e., no such structure may be increased in height and any tree may be required to be trimmed down to its original nonconforming height.
4. Nothing in this section shall be construed as limiting the power of the Commissioner regarding the design, placement, location, or operation of airports or other aeronautical facilities.
5. This section is subject to review and approval by the Commissioner of Transportation.
6. The review of applications under this section is limited to the purposes of this chapter as they relate to the public health, safety and welfare.

C. Coordination with other Aviation Regulatory Agencies

1. State License Required: Airports in the Air Safety District shall maintain a current valid license from the State of New Jersey pursuant to the provisions of N.J.A.C. 16:54, "Licensing of Aeronautical and Aerospace Facilities". Failure to maintain a current valid NJ license renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.
2. Conformance With State Aeronautics Regulations: Airports in the Air Safety District shall maintain conformance with the substantive and procedural standards of N.J.A.C. 16:54, "Licensing of Aeronautical and Aerospace Facilities", N.J.A.C. 16:55, "Licensing of Aeronautical Activities", N.J.A.C. 16:56, "Airport Safety Fund Program", N.J.A.C. 16:59, "Air Races, Meets, and Exhibitions", N.J.A.C. 16:59, "Aeronautical Investigation and Enforcement", and N.J.A.C. 16:62, "Air Safety and Zoning". Failure to maintain conformance with these regulations renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.

3. Conformance With Federal Aeronautics Regulations: Airports in the Air Safety District shall maintain conformance with all lawful orders, directives, and requirements of the Federal Aviation Administration, United States Department of Transportation, United States Transportation Security Agency, and the National Transportation Safety Board. Failure to maintain conformance with these regulations renders the development rights granted within this ordinance invalid, and the underlying zoning regulations shall apply.
4. Site Planning and Internal Layout: The site planning and internal layout of airport land uses, paving, buildings and structures shall conform to such minimum internal setback and vertical height standards as may be prescribed by the applicable regulatory airport licensing and airport certification standards promulgated by the New Jersey Department of Transportation, Division of Aeronautics, and the United States Department of Transportation, Federal Aviation Administration.
5. Airport Hazard Agreements Recognized: In the event that an airport owner or operator has a written agreement with the New Jersey Department of Transportation, Division of Aeronautics, or the United States Department of Transportation, Federal Aviation Administration, for the control of airport hazards or vertical height development, the airport owner or operator shall comply with the most protective provisions of both said agreement and this Ordinance.
6. Site Plan and Zoning Review Required: All airport development shall require site plan and zoning approval from Readington Township (subject to the Act) and in accordance with the requirements of Chapter 148 Land Development.
7. Informal Development Review Procedures Encouraged: Although not a requirement, applicants for changes of use of airport land, new airport development, or airport redevelopment are encouraged to make full use of informal development review procedures that may be available from State and Federal regulatory entities and the Township. It shall be the policy of the Township to encourage such informal review processes so as to help effectuate timely and cooperative coordination between the airport and State, Federal and local levels of government.
8. Variance Procedure: No variance or other relief shall be granted by the Planning Board or Board of Adjustment before an approved permit granting relief is issued by NJDOT. The developer of a project requiring a variance or the creation or establishment of a prohibited land use or vertical height development within an Airport Safety Zone shall first apply for approval of the creation or establishment of a prohibited land use or vertical height development from the Township approving authority pursuant to the provisions of N.J.S.A. 40:55D, The Municipal Land Use Law". If the approving authority approves the creation or establishment of a prohibited land use or vertical height development within the Airport Safety Zone such approval shall be conditioned on the developer applying for and receiving a permit from the New Jersey Department of Transportation (NJDOT) pursuant to the provisions of N.J.A.C. 16:62, "Air Safety

and Zoning”. Construction, development or creation of any prohibited land use shall also not commence until they permit has been issued by the NJDOT.

9. Non-Conforming use: No airport regulated by the provisions of the Air Safety and Zoning Act of 1983 shall hereafter be classified as a nonconforming use by any ordinance of the Township or the Master Plan of the Township.

D. Methodology used to delineate airport hazard areas

1. Airport hazard areas are delineated by the establishment of subzones and clear areas of standard sizes around and off the ends of runways and airports open to the public. The Airport Safety Zone description in in this paragraph shall be interpreted in conformance with the controlling regulations for Airport Safety Zone delineation found in N.J.A.C. 16:62, “Air Safety and Zoning.”
2. Each airport hazard area consists of a runway subzone, two runway end subzones, and two clear zones.
3. The clear zones of an airport hazard area shall consist of trapezoids located within the runway end subzone along the flight approach and departure path.
 - a. Each clear zone shall extend 1,000 feet from the end of the runway subzone, as measured along the extended center line of the runway.
 - b. The base of the clear zone shall be collocated with the end of the runway subzone and shall have a width of 250 feet. The width of the clear zone shall increase as the distance from the end of the runway safety zone increases. Its final width shall be 450 feet.
4. As licensed by the New Jersey Department of Transportation’s Bureau of Aeronautics, Solberg-Hunterdon Airport operates two runways with the following approved lengths (see Exhibit 1):
 - a. Primary Runway 4/22: 3735’ x 50’ (3000’ paved asphalt, 735’ turf)
 - b. Secondary Runway 13/31: 3442’ x 200’ (turf)

E. Delineation of the runway subzone

1. The runway subzone of an airport hazard area shall consist of a rectangle having the same center line and length as the runway, unless a shorter length is necessitated by limited property ownership at the airport.
2. The width of the runway subzone shall be 2,350 feet.

3. The exact length of the runway subzone shall be determined by one of the two following methods:
 - a. For most airports, the length of the runway subzone will be the same as the physical length of the runway.
 - b. If the physical end of a runway is closer than 200 feet from the property or easement line of the airport, as measured along the runway's extended center line, then the end of the runway subzone shall be defined by a line drawn perpendicular to the runway center line at a point 200 feet inside of the airport property or easement line. In this case, a portion of the runway will extend beyond the bounds of the runway subzone.

F. Delineation of the runway end subzones

1. The runway end subzones of an airport hazard area shall consist of trapezoids located at either end of the runway subzone along the flight approach and departure path.
2. Each runway end subzone shall extend 3,000 feet from the end of the runway subzone, as measured along the extended center line of the runway.
3. The base of the runway end subzone shall be defined by the end of the runway subzone and shall have a width of 2,350 feet. The width of the runway end subzone shall narrow as the distance from the end of the runway subzone increases. Its final width shall be 850 feet.

G. Delineation of Clear Zones

1. The clear zones of an Airport Safety Zone shall consist of trapezoids located within the runway end subzone along the flight approach and departure path.
2. Each clear zone shall extend 1000 feet from the end of the runway subzone, as measured along the extended centerline of the runway.
3. The base of the Clear Zone shall be co-located with the end of the runway subzone, and shall have a width of 250 feet. The width of the clear zone shall increase as the distance from the end of the Runway Safety Zone increases. Its final width shall be 450 feet.

H. Methodology used to define vertical development allowed within an airport hazard area

1. Minimum obstruction ordinance standards establish the vertical limits up to which structures or trees may be allowed to be developed or grow within an airport hazard area.

2. Minimum obstruction ordinance standards are vertical standards measured in respect to elevations whose datum is the horizontal plane established by runway elevations. For example, if a point in an airport hazard area permits, at a specific point, development up to "X" feet, that means "X" feet above the runway horizontal plane and not "X" feet above the natural grade of the land at that point in the airport hazard area.
3. The vertical standards within the runway subzone of an airport hazard area are determined first by establishing the elevations at the runway center lines at the ends of the runway subzone of the airport hazard area. From those elevations at the runway subzone ends, a line is run 90° outward from each side of the runway center line for a distance of 125 feet. Within the area defined by these four points, no development is allowed above the natural grade of the soil except for runway and flight safety equipment.
 - a. The vertical standards within the remainder of the runway subzone of an airport hazard area are determined by establishing planes from the edges of the longitudinal zero-foot development restriction line, established in N.J.A.C. 16:62-3.2(b)1.ii, which slope upward and outward at a rate of seven feet horizontally to one foot vertically. This upward plane ceases when it reaches the outer longitudinal borders of the runway subzone of any airport hazard area at the elevation of 150 feet above its starting point at the longitudinal zero-foot development line.
4. The vertical standards within the runway end subzone of an airport hazard area are determined by first establishing a plane with a rising slope of one foot upward to 20 feet outward from the end of the runway subzone to the outermost end of the runway end subzone. This plane is bisected by the extended runway center line and is 250 feet in total width at its innermost dimension and widens uniformly along its three-thousand-foot length so as to have a total width of 850 feet at its outermost dimension where it intersects with the outermost portion of the runway end subzone at the elevation of 150 feet above its starting point at the zero-foot development line.
 - a. The vertical standards within the remainder of the runway end subzone of an airport hazard area are determined by establishing sloping planes from the outermost longitudinal edges of the plane established in Subsection H(4) above. These planes rise upward at a rate of one foot upward to seven feet outward from the plane established in Subsection H(4) above to where they meet the outermost longitudinal boundaries of the runway end subzone at the elevation of 150 feet.

I. Permitted and prohibited land uses within an airport hazard area

1. The following uses are permitted land uses, subject to the requirements of section C(6) above, except if used in conjunction with a prohibited land use:

- a. Residential-single family dwelling units which are situated on a lot at least three acres in size and not located in a clear zone Residential zoning is permitted in the clear zone as long as all dwellings are physically located outside of the clear zone;
- b. Airpark (minimum lot size of at least three acres which are not located in a clear zone);
- c. Open space;
- d. Agricultural;
- e. Transportation;
- f. Airport;
- g. Commercial (not located in a clear zone);
- h. Industrial (not located in a clear zone);

2. The following uses are specifically prohibited land uses:

- a. Residential (dwelling units) not situated on a lot of at least three acres in size;
- b. Planned unit developments and multifamily dwellings;
- c. Hospitals;
- d. Schools;
- e. Above ground bulk tank storage of compressed flammable or compressed toxic gases and liquids;
- f. Within the runway end subzones only, the above ground bulk tank storage of flammable or toxic gases and liquids;
- g. Uses that may attract massing birds, including land fills;
- h. Above grade major utility transmission lines and/or mains.

J. Permit for creation or expansion of a prohibited land use or vertical development within an airport hazard area.

1. The Commissioner may issue a permit for creation or establishment of a nonconforming use or vertical height development within an airport hazard area upon determination that:
 - a. An application in conformance with the provisions of this schedule has been properly submitted.
 - b. A conditional development approval has been granted by the appropriate municipal agency, if required.
 - c. The creation of the prohibited land use or vertical height development will not in fact create an additional airport hazard limiting the size of the area available for landing, taking off and maneuvering of aircraft.
 - d. Creation or establishment of the prohibited land use or vertical height development will not harm the public health, safety and welfare.

2. No person may commence the construction or development of any structure, land use, or condition which is contrary to the standards of this section without a valid permit issued by the Commissioner.
3. In considering an application for a permit, the Director may confer with and seek additional information from the applicant or any other interested party, agency, or governmental organization.
4. In the review of an application, the Department may take into consideration any factor relevant to the hardship demonstrated by the applicant and any information relevant to the public health, safety and welfare.

K. Municipal approval

1. A developer of a project requiring creation or establishment of a prohibited land use or vertical height development shall first apply for development approval from the appropriate municipal agency. If the municipal agency approves of the development, that approval shall be conditioned on the developer applying for and receiving a permit from the Commissioner in accordance with this section. Construction, development or creation of any prohibited land use shall not commence until a permit has been issued by the Commissioner.
2. An application for a permit will only be considered by the Department if accompanied by a letter from the municipality requesting the permit.
3. Any person proposing to create or establish a prohibited land use or vertical height development in a designated airport hazard area not subject to municipal ordinances established in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) shall present the proposed development to the municipal governing body, which shall be considered the municipal agency for purposes of these rules.

L. Permit application requirements

1. To be considered complete, an application for a permit for creation of a prohibited land use or vertical height development within an airport hazard area must include the following:
 - a. Copies of a completed airport hazard permit form. Copies of same are available at the Municipal Clerk's office.
 - b. A letter requesting issuance of a permit by the Department from the municipal agency having jurisdiction over the development, together with a copy of the conditional approval for development granted by the municipal agency, if required.

- c. A detailed statement of the hardship condition necessitating the application for variance or relief, and a showing that the public health, safety and welfare will not be harmed by the creation of the prohibited land use or vertical height development.
 - d. Certification that the applicable airport owner(s) or authority were notified of the permit application by registered mail.
 - e. Submission of a nonrefundable permit application fee of \$75.
 - f. Submission of site plans, specifications and construction drawings detailing the substance of the proposed development for which a permit is sought. Site plans shall bear the raised seal of a New Jersey licensed professional engineer, professional planner, land surveyor or architect and shall show the location of property lines, the location of runways, the boundaries of the airport hazard area, and elevations of proposed development showing where and by what amount the development exceeds the minimum standards for vertical development adopted under this section.
 - g. Any other material deemed necessary to the permit application by the Director.
2. Applications for permits issued under the provisions of this chapter and correspondence to the Department relating to the provisions of this section should be forwarded to the following address:

New Jersey Department of Transportation
 Division of Aeronautics
 Air Safety and Hazardous Zoning Permits
 1035 Parkway Avenue — CN 600
 Trenton, New Jersey 08625

M. Permit review procedures

1. For routine applications, review of an application shall be completed by the Division within 90 days of the date on which an application is accepted as complete.
2. Nonroutine cases, requiring the review or approval of a federal agency or any other state agency prior to issuance of a permit, shall be conducted in as timely a fashion as possible. The Director shall notify the applicant of a delay in the review process necessitated by another agency's involvement. The notification shall be provided prior to 80 days following the date of acceptance of a complete application, and shall include an estimate of the date by which a completion of the review process can be anticipated.
3. For routine cases not requiring review by other agencies, the Division may, at its discretion, extend the ninety-day review period by 30 days if determined necessary to complete the review process. The applicant and affected municipality shall be notified

of this extension by the Department at least 15 days prior to the expiration of the ninety-day period.

4. Following review of an application by the Division, the Director shall determine whether to recommend to the Commissioner that the permit be granted or denied.
5. If the Director recommends denial, the applicant and municipal agency will be notified within five working days of the date of decision. An applicant who has been so notified by the Director may request an appeal before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1. The applicant shall notify the Division by certified mail within 14 calendar days of notification of denial that an appeal will be forwarded to the Office of Administrative Law.
6. Pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1, a final determination to either deny or grant the permit application will be made by the Commissioner subsequent to the filing of an initial decision by the Administrative Law Judge who conducted the hearing.

N. Permit application decisions

1. The Commissioner may take one of the following actions:
 - a. Approve the application as submitted. The applicant will receive a permit which shall be effective during the same period as the development approval granted by the municipal agency. The Department will mail a copy of the permit to the applicant and municipal agency within five working days of the date of approval.
 - b. Deny the application. The Department will mail a copy of the permit denial to the applicant and municipal agency within five working days of the date of decision.
 - c. Phased or partial approval. Where conditions warrant, the Commission may provide for a phased approval of an application. The Commissioner may also approve part of an application and deny the remainder. The nature of approvals granted and the denials shall be transmitted to the applicant and municipal agency within five working days.
 - d. Any applicant whose application was recommended for denial by the Director. An applicant who has been so notified by the Director may request an appearance before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1 et seq. and N.J.A.C. 1:1.

O. Notice to Prospective Buyers

1. Pursuant to N.J.S.A. 6:1-85.2, any person who sells or transfers property in the Air Safety Airport Zone and appearing on a municipal map used for tax purposes shall provide notice to a prospective buyer that the property is located in an Air Safety

Airport Zone, prior to the signing of a contract of sale. Failure to provide such notice may result in the suspension or revocation of the person's license to engage in real estate sales or other appropriate disciplinary action by the New Jersey Real Estate Commission in the case of a person subject to the jurisdiction of the Commission as provided by N.J.S.A. 6:1-85.2.



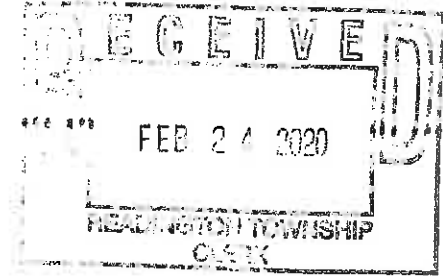
State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DIANE GUTIERREZ-SCACCETTI
Acting Commissioner



February 18, 2020

The Honorable Jonathan Heller
Mayor, Township of Readington
509 Route 523
Whitehouse Station, NJ 08889

Dear Mayor Heller:

Senator Bateman has asked me to respond to your inquiry regarding the length of the runways at Soldberg Airport. On behalf of the New Jersey Department of Transportation (NJDOT), I appreciate the opportunity to assist you.

As currently licensed by NJDOT's Bureau of Aeronautics, the Soldberg Airport operates two runways with the following approved lengths:

1. Primary Runway 4/22: 3735' x 50' (3000' paved asphalt, 735' turf) in good condition
2. Secondary Runway 13/31: 3442' x 200' (turf) in good condition

I hope this information is helpful. If you have any additional questions, please feel free to contact Meredith Hammond, Office of Community and Constituent Relations, at (609) 963-1982.

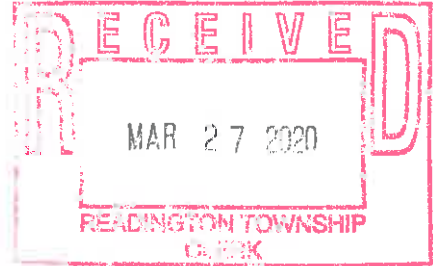
Sincerely,

Jay Jimenez
Chief of Staff

Edward R. Nagle
 2 High Ridge Court
 Whitehouse Station, NJ 08889
 908-295-1229

March 26, 2020

Readington Township Committee
 c/o Ms. Vita Mekovetz
 Hand Delivered to Township via the drop box



RE: Proposed 10-20²⁰ Ordinance to Adopt an Air Safety and Hazardous Zoning Ordinance

Dear Readington Township Committee:

Thank you for proposing an Air Safety Zoning Ordinance. I have been requesting that Readington Township do this for decades. As a 40 year concerned resident of Readington Township, I would like to bring to your attention the following regarding the proposed amended Air Safety and Hazardous Zoning Ordinance.

Although the word "Hazardous" was originally included in the regulation, the word "Hazardous" has been removed. There is no reason for Readington Township to include the word "Hazardous" in the amended proposed statute. Please amend your ordinance to reflect the state statute and delete the word "Hazardous".

Furthermore, the proposed ordinance appears to include only Block 56 Lot 3 as Solberg Airport. As any other public use airport in New Jersey, Solberg Airport is licensed by the State of New Jersey. The New Jersey Department of Transportation recognizes the following Blocks and Lots as Solberg Airport:

BLOCK 39 LOT 24	18.30 ACRES
BLOCK 48 LOT 23	72.60 ACRES
BLOCK 55 LOT 33	23.63 ACRES
BLOCK 56 LOT 1	64.65 ACRES

BLOCK 56 LOT 3	427.7 ACRES
BLOCK 56 LOT 6	70.66 ACRES
BLOCK 56 LOT 8	29.82 ACRES
BLOCK 67 LOT 2	36.5 ACRES

Total acreage: 744 ACRES

The New Jersey Department of Transportation confirmed that the airport is 744 acres in a letter dated July 22, 2016 to Suzanne Nagle with Solberg Aviation Company. Readington Township's attorney Richard Cushing, Esq. received a copy of this letter when he appeared in court before Judge Miller during the litigation when Judge Miller granted Solberg Aviation Company Summary Judgment regarding the Township's prior Air Safety and Zoning Ordinance.

Furthermore, the current FAA 5010 dated February 27, 2020 shows Solberg Airport is 744 acres.

I have enclosed for your convenience a copy of the July 22, 2016 letter and a copy of the February 27, 2020 FAA 5010. look forward to seeing Ordinance 10-2020 corrected to reflect these facts. Please let me know if I can be of any assistance regarding this effort.

Very truly yours,

Edward R. Nagle



Enclosures



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600



RICHARD T. HAMMER
Acting Commissioner

CHRIS CHRISTIE
Governor

KIM GLADAGNO
Lt. Governor

July 22, 2016

Mrs. Suzanne Nagle
Solberg Aviation Company
P.O. Box 15
Readington, NJ 08870

RE: Request for Official "Airport" Definition

Dear Mrs. Nagle:

As per your request for the NJDOT Bureau of Aeronautics' official definition of the word "airport", the following is provided:

For the purpose of licensing an aeronautical facility to operate in the State of New Jersey, the definition contained in N.J.A.C., Title 16, Chapter 54, Section 1.3 is used. An "airport" means a designated area of land, water, or both, which is licensed for the landing and takeoff of airplanes **and other aircraft**, and which may provide facilities for shelter, security, and service of aircraft. In the case of Solberg-Hunterdon Airport, the operating license issued by the Bureau of Aeronautics is for 744 acres of airport property, the same acreage as recognized by the FAA.

The definition of an airport that is contained in N.J.A.C., Title 16, Chapter 62, Section 1.1 is used strictly in the determination of the Airport Safety Zone. The methodology to delineate the Airport Safety Zone is based on the runway(s) at an airport, and, in some cases, the airport property boundaries. It is quite obvious that runways are, for the most part, used by fixed-wing aircraft, although rotary-wing aircraft can also use them for takeoff and landing. N.J.A.C. 16:62 is scheduled for revision before September 2017. It is our intention to revise the definition of "airport" so that it is more in line with the definition contained in N.J.A.C. 16:54.

I hope that my clarification is sufficient for your purposes. Please feel free to call at any time should you need more detailed clarification.

Sincerely,

Ashwin "Max" Patel
Manager, Bureau of Aeronautics



1 ASSOC CITY: READINGTON 4 STATE: NJ LOC ID: N51 FAA SITE NR: 14231.A
 2 AIRPORT NAME: SOLBERG-HUNTERDON 5 COUNTY: HUNTERDON, NJ
 3 CBD TO AIRPORT (NM): 1 NW 6 REGION/ADO: AEA /HAR 7 SECT AERO CHT: NEW YORK

GENERAL

10 OWNERSHIP: PUBLIC
 11 OWNER: SOLBERG AVIATION COMPANY
 12 ADDRESS: PO BOX 15
 READINGTON, NJ 08870
 13 PHONE NR: 908-534-4000
 14 MANAGER: THOR SOLBERG III
 15 ADDRESS: PO BOX 15
 READINGTON, NJ 08870
 16 PHONE NR: 908-534-4000
 17 ATTENDANCE SCHEDULE:
 MONTHS ALL DAYS ALL HOURS 0900-1700

SERVICES

> 70 FUEL: 100L. A
 > 71 AIRFRAME RPRS: MAJOR
 > 72 PWR PLANT RPRS: MAJOR
 > 73 BOTTLE OXYGEN: NONE
 > 74 BULK OXYGEN: NONE
 75 TSNT STORAGE: HGR TIE
 76 OTHER SERVICES: INSTR,RNTL,SALES

BASED AIRCRAFT

90 SINGLE ENG: 50
 91 MULTI ENG: 4
 92 JET: 1
 TOTAL: 55
 93 HELICOPTERS: 1
 94 GLIDERS: 0
 95 MILITARY: 0
 96 ULTRA-LIGHT: 0

18 AIRPORT USE: PUBLIC
 19 ARPT LAT: 40-34-57.88N ESTIMATED
 20 ARPT LONG: 74-44-12.18W
 21 ARPT ELEV: 189.0 ESTIMATED
 22 ACREAGE: 744
 > 23 RIGHT TRAFFIC: NO
 > 24 NON-COMM LANDING: NO
 > 25 NPAS/FED AGREEMENTS: N
 > 26 FAR 139 INDEX: /

FACILITIES

> 30 ARPT BCN:
 > 81 ARPT LGT SKED: SS-SR
 BCN LGT SKED:
 > 52 UNICOM: 122.800
 > 83 WIND INDICATOR: YES
 84 SEGMENTED CIRCLE: NONE
 85 CONTROL TWR: NO
 86 FSS: MILLVILLE
 87 FSS ON ARPT: NO
 88 FSS PHONE NR:
 89 TOLL FREE NR: 1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER: 0
 102 AIR TAXI: 0
 103 G A LOCAL: 13,966
 104 G A ITRNT: 7,520
 105 MILITARY: 0
 TOTAL: 21,486
 OPERATIONS FOR 12 MONTHS ENDING 10/01/2018

RUNWAY DATA

> 30 RUNWAY IDENT:
 > 31 LENGTH:
 > 32 WIDTH:
 > 33 SURF TYPE-COND:
 > 34 SURF TREATMENT:
 35 GROSS WT: S
 36 (IN THSDS) D
 37 2D
 38 2D/2DS
 > 39 PCN: III

	13/31	10/28	04/22
> 31 LENGTH:	3,444	2,010	5,598
> 32 WIDTH:	200	100	50
> 33 SURF TYPE-COND:	TURF-G	TURF-F	ASPH-TURF-F
> 34 SURF TREATMENT:			
35 GROSS WT: S			
36 (IN THSDS) D			
37 2D			
38 2D/2DS			
> 39 PCN: III	III	III	III
LIGHTING/APCH AIDS			
> 40 EDGE INTENSITY:			MED
> 42 RWY MARK TYPE-COND:	- G / - G	- / -	BSC- G / NPI- G
> 43 VGS:	/	/	/
44 THR CROSSING HGT:	/	/	/
45 VISUAL GLIDE ANGLE:	/	/	/
> 46 CNTRLN-TDE:	- / -	- / -	- / -
> 47 RYA-RVY:	- / -	- / -	- / -
> 48 REIL:	/	/	/
> 49 APCH LIGHTS:	/	/	/
OBSTRUCTION DATA			
50 FAR 77 CATEGORY:	A(V) / A(V)	A(V) / A(V)	A(NP) / A(NP)
> 51 DISPLACED THR:	/	/	1301 / 1300
> 52 CTLG OBSTN:	TREE / TREES	/	/ TREE
> 53 OBSTN MARKED/CYD:	/	/	/
> 54 HGT ABOVE RWY END:	40 / 44	/	/ 66
> 55 DIST FROM RWY END:	108 / 48	0 / 0	0 / 1,855
> 56 CNTRLN OFFSET:	99L / 0B	/	/ 150R
57 OBSTN CLNC SLOPE:	2:1 / 1:1	/	50:1 / 20:1
58 CLOSE-IN OBSTN:	N / N	N / N	N / N
DECLARED DISTANCES			
> 60 TAKE OFF RUN AVBL (TORA):	/	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/	/
> 62 ACFT STOP DIST AVBL (ASDA):	/	/	/
> 63 LNDG DIST AVBL (LDA):	/	/	/

(S) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

- A 014 CO-MGRS: SUZANNE NAGLE AND LORRAINE SOLBERG
- A 017 ARPT UNATNDD ALL MAJOR HOLIDAYS & CHRISTMAS & NEW YEARS EVE AFTERNOONS.
- A 040 RWY 04/22 RWY 04/22 MIRL ON PAVED 3000 FT BY 50 FT PORTION OF RWY.
- A 051 RWY 22 DSPLCD THLD 1300 FT TURF 180 FT WIDE.
- A 051 RWY 04 DSPLCD THLD 1301 FT TURF 180 FT WIDE.
- A 110-003 NO TGL ALL RWYS.
- A 110-004 ALL RWYS DEPT STRAIGHT OUT TO 1200 FT MSL BEFORE TURNING.

111 INSPECTOR: (S) 112 LAST INSP: 09/24/2019 113 LAST INFO REQ:

**INTER-OFFICE MEMORANDUM
READINGTON TOWNSHIP
WHITEHOUSE STATION, NEW JERSEY 08889**

DATE: April 1, 2020

TO: Vita Mekovetz, Administrator/Municipal Clerk
Township Committee

CC: Planning Board Members

FROM: Ann Marie Lehberger, Planning Board Secretary

RE: ORDINANCE TO ADOPT AN AIR SAFETY AND HAZADARDOUS
ZONING ORDINANCE

Ordinance #10-2020

At the Planning Board meeting held on March 30, 2020, by motion duly made and seconded, the Board voted to table the above referenced Ordinance.

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN CONSERVATION EASEMENTS DEDICATED ON A PORTION OF BLOCK 51.02, LOT 38 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM ELEANORE D. CHARNECKY

Ordinance #11-2020

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

Section 1. The Township of Readington does hereby accept the dedication of a certain Stream Corridor Conservation Easement over two separate areas of Block 51.02, Lot 38 in the Township of Readington, granted to the Township by the property owner Eleanore D. Charnecky (hereinafter "Owner"), described as "Conservation Easement #1" and "Conservation Easement #2" as more particularly set forth in the metes and bounds description set forth within the easement document which is on file in the office of the Readington Township Clerk at the municipal building, 509 County Route 523, Whitehouse Station, N.J and may be inspected during regular business hours.

The purpose of the said Stream Corridor Conservation Easement is to preserve the areas within the easement essentially "as is". The easement document grants the Township the right but not the obligation to access, maintain, inspect or otherwise exercise enforcement and other rights over the easement area and the Township accepts this dedication under those circumstances.

Section 2. This easement is being acquired pursuant to N.J.S.A. 40A:12-3, 4 and 5, et seq. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law. It shall be recorded in the Hunterdon County Clerk's Office in addition to the Easement document.

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

AN ORDINANCE AMENDING CHAPTER 148, LAND DEVELOPMENT, ARTICLE II “DEFINITION OF TERMS” SECTION 148-9 “DEFINITIONS”, ARTICLE IV “DISTRICT REGULATIONS”, SECTION 148-15 “AR AGRICULTURAL RESIDENTIAL ZONE”, ARTICLE IV “DISTRICT REGULATIONS” SECTION 148-16 “RR RURAL RESIDENTIAL ZONE”, ARTICLE V “CONDITIONAL USES, EXCEPTIONS, MODIFICATIONS AND CRITICAL AREAS” SECTION 148-49 “GENERAL EXEPTIONS AND MODIFICATIONS”, ARTICLE VI “GENERAL PROVISIONS” SECTION 148-51 “ACCESSORY BUILDINGS AND STRUCTURES”, OF THE CODE OF THE TOWNSHIP OF READINGTON.

Ordinance # - 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Chapter 148 of the Code of the Township of Readington entitled “Land Development” is hereby amended in order to clarify building elements that contribute to the calculation of floor area ratio, clarify structures contributing to the calculation of impervious surface coverage, provide development standards for lawfully created undersized lots in the RR Rural Residential and AR Agricultural Residential zones, provide standards regulating impervious surface coverage in the RR Rural Residential and AR Agricultural Residential zones, specifically allow single-family residential development of lawfully created undersized lots in the HR Hamlet Residential, R-1 Residential -1 and VR Village Residential zones subject to certain spatial standards, regulate the number of accessory structures permitted on single-family residential lots and clarify that accessory buildings contribute to the calculation of floor area ratio. The Amendments are made as follows (new language is underlined thus and language to be deleted appears ~~thus~~):

SECTION I. Chapter 148 Article II section 148-9 of the Code of the Township of Readington entitled “Definitions” is hereby amended to add and/or revise the following terms:

148-9 DEFINITIONS

ATTIC

A room or a space immediately below the roof of a building.

BASEMENT

That portion of a building partly below and partly above grade, where the ceiling averages is four feet or **greater more than four feet** above the finished grade **at any point** where such grade meets the outside walls of the building. ~~A basement shall be counted as a story if used for business or dwelling purposes other than for a janitor employed on the premises.~~

CELLAR

That portion of a building partly below and partly above grade, where the ceiling **averages is** less than four feet above the finished grade **at all points** where such grade meets the outside walls of the building.

FLOOR AREA, GROSS (G.F.A.)

The plan projection of all roofed areas on a lot multiplied by the number of **habitable** stories under each roof section, provided that the area under any roof overhang of three feet or less shall not be included in the G.F.A. calculation. Basements ~~which satisfy applicable construction code definitions of habitable space~~ are included in the G.F.A., **but cellars are not. Attics do not count towards floor area if both of the following conditions are met:**

- 1. The roof over the attic has a maximum pitch of 12/12;**
- 2. The combined horizontal length of dormers on any roof plane does not exceed 30% of the total horizontal length of the roof plane.**

~~FLOOR AREA, NET HABITABLE (N.H.F.A.)~~

~~The finished and heated area fully enclosed by the inside surfaces of walls, windows, doors and partitions and having a headroom of at least 6 1/2 feet, including working, living, eating, cooking, sleeping, stair, hall, service and storage areas, but excluding garages, carports, parking spaces, cellars, half stories and unfinished attics and basements.~~

IMPERVIOUS SURFACES

Those surfaces which do not absorb rain. All buildings, **decks**, parking areas, driveways, roads, sidewalks and areas in concrete, asphalt and packed stone shall be considered impervious surfaces within this definition. In addition, other areas determined by the Municipal Engineer to be impervious within the meaning of this definition will also be classed as impervious surfaces.

SECTION II. Section 148-15 of Chapter 148 of the Code of the Township of Readington entitled "Land Development" Article IV "District Regulations" is hereby amended as follows:

Sec. 148-15 AR AGRICULTURAL RESIDENTIAL ZONE

[Added 12-21-1998 by Ord. No. 43-98]

A. Permitted principal uses - AR Zone.

- 1) Agriculture. [Amended 12-17-2012 by Ord. No. 33-2012]
- 2) Detached single-family dwelling units.
- 3) Public and private open space and parks.
- 4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family care homes for elderly persons and physically disabled adults, and the requirements therefor shall be the same as for single-family dwelling units located within this district. [Added 4-5-2004 by Ord. No. 13-2004; amended 7-6-2009 by Ord. No. 19-2009]

- 5) A farmer's market or portions thereof on any premises in addition to the permitted use or uses thereon notwithstanding any municipal land use provisions limiting the number of principal uses on one lot, but nevertheless subject to the terms and conditions contained and set forth in Subsection A(5)(a) through (f) below. Application for a farmer's market shall be by permit to be issued by the Zoning Official after review and approval by the Township Committee, the Chief of Police and Board of Health under the following conditions: [Added 5-4-2009 by Ord. No. 18-2009]
- a) The farmer's market shall be limited to agricultural products.
 - b) Such use shall be permitted only on properties having an existing improved (i.e., paved or gravel) parking lot capable of holding at least 30 cars, as of the date of adoption of this Subsection A(5).
 - c) Such use shall be conducted only between June 10 and September 30 of any year.
 - d) Such use shall be conducted on one day per week, excluding Sundays for up to four hours per day as may be approved by the Township Committee, the Chief of Police (as to the safety of egress/ingress and circulation); and the Board of Health (as to any necessary food handling/sanitation requirements).
 - e) Said use shall be conducted only in accordance with such written plans for the same as may be required by the Township Committee, the Chief of Police and the Board of Health after those plans have been approved by each of them and only after any applicable licenses or permit as may be otherwise required have been obtained.
 - f) Said use shall also be operated under the current guidelines of the New Jersey Council of Farmers and Communities as set forth by the New Jersey Department of Agriculture.

B. Accessory uses - AR Zone.

- 1) Private residential swimming pools, tennis courts and other usual recreation facilities that do not create a nuisance factor as regulated in Article VI.
- 2) Residential toolsheds, garages and storage buildings not to exceed the height of the principal structure and as regulated in Article VI.
- 3) Off-street parking.
- 4) Fences and walls as regulated in Article VI.
- 5) Signs as regulated in Article XII.
- 6) Outdoor barbecue structures.
- 7) Essential services.
- 8) Agricultural storage sheds and barns. [Amended 12-17-2012 by Ord. No. 33-2012]
- 9) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.

- 10) Home occupations as regulated in § 148-53.
 - 11) ECHO housing. [Added 8-2-2010 by Ord. No. 23-2010]
 - 12) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2. [Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]
 - 13) Farm-scale renewable energy facilities as regulated in § 148-60.2. [Added 8-6-2018 by Ord. No. 11-2018]
- C. Conditional uses - AR Zone (subject to regulations set forth in Article V.) [Amended 5-20-2002 by Ord. No. 14-2002; 4-5-2004 by Ord. No. 13-2004]
- 1) [1] Home occupations.
[1] Editor's Note: Former Subsection C(1), Cemeteries, was repealed 6-17-2019 by Ord. No. 13-2019. This ordinance also provided for the renumbering of Subsection C(2) through (5) as C(1) through (4), respectively.
 - 2) Public Utilities
 - 3) (Reserved)^[1]
[1] *Editor's Note: Former Subsection C(4), which listed ECHO housing as a conditional use, was repealed 8-2-2010 by Ord. No. 23-2010. See now Subsection B(11).*
 - 4) Previously converted agricultural buildings such as barns, wagon sheds and chicken coops for storage and warehousing prior to the effective date of this chapter.^[2]
[2] *Editor's Note: Subsection C(6), regarding agricultural commercial villages, which immediately followed this subsection, was repealed 7-6-2009 by Ord. No. 19-2009.*
- D. Maximum building height - AR Zone. No building shall exceed 35 feet in height and 2 1/2 stories except that agricultural structures shall not be limited in height. [Amended 7-6-2009 by Ord. No. 19-2009; 12-17-2012 by Ord. No. 33-2012]
- E. Area and yard requirements - AR Zone.
- (4) Existing Lots: Lawfully created lots existing at the time of the adoption of this chapter that are less than 16 acres in area shall be subject to the following regulations:**

AR Zone: Standards for Existing Lots Less than 16 Acres				
Lot Size	Maximum Floor Area Ratio	Maximum Impervious Coverage	Minimum Front Yard	Minimum Rear and Side Yards
3 acres or less	0.12	0.15	40 feet	30 feet
Greater than 3 acres and less than 6 acres	0.10	0.10	50 feet	35 feet
At least 6 acres and less than 8 acres	0.08	0.10	60 feet	40 feet
At least 8 acres and less than 16 acres	0.04	0.10	75 feet	40 feet

- a) **Lots of 3 acres or less may exclude from, both, floor area ratio and impervious cover calculations one (1) single story accessory building (such as a shed) that has a floor area of 200 square feet or less.**

(1)(2) Tracts of land less than 24 acres, **but not less than 16 acres,** in size either at the time of adoption of this chapter or that are assembled after the adoption of this chapter, **are subject to the following regulations:** [Amended 6-19-2000 by Ord. No. 23-2000; 7-6-2009 by Ord. No. 19-2009]

- a) Minimum lot size: eight acres.
- b) Minimum lot circle: 350 feet.
- c) Maximum floor area ratio per building lot: .04.
- d) **Maximum impervious coverage: 0.10.**
- e) Minimum setback from street line: 75 feet.
- f) Minimum setback from side or rear line: 40 feet.
- g) Minimum frontage on a street: 50 feet.
- h) Circumference of the minimum lot circle may not be more than 150 feet from the street right-of-way.
- i) Each lot shall have a minimum 75,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.

~~(2)~~ (3) Tracts of land 24 acres or greater in size either at the time of the adoption of this chapter or that are assembled after the adoption of this chapter shall develop as one-and-one-half-acre open space clusters with the following requirements: [Amended 6-19-2000 by Ord. No. 23-2000; 9-5-2006 by Ord. No. 30-2006; 7-6-2009 by Ord. No. 19-2009]

- a) Minimum tract area: 24 acres.
- b) Minimum open space set-aside: 80% of tract.
- c) Minimum residential lot size: 65,000 square feet.
- d) Minimum lot circle: 200 feet.
- e) Maximum floor area ratio per building lot: 12.
- f) **Maximum impervious coverage: 0.10.**
- g) Minimum front yard setback: 60 feet.
- h) Minimum rear yard setback: 35 feet.
- i) Minimum side yard setback: 35 feet.
- j) Minimum frontage on a street: 50 feet.
- k) Circumference of the minimum lot circle may not be more than 125 feet from the street right-of-way.
- l) Each lot shall have a minimum of 65,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.
- m) A minimum fifty-foot-wide buffer shall be provided between residential uses and any land utilized for agricultural purposes. This buffer area shall be deed restricted from development and shall contain at a minimum a staggered double row of evergreen plantings, five feet in height or equivalent as approved by the Planning Board.
- n) The open space parcel shall contain a minimum of 80% of the gross tract area which shall contain a minimum of 65% of the unconstrained tract area. The "unconstrained tract area" shall be defined as the area of the tract that does not contain floodplains, wetlands, 90% of the slopes between 15% and 25% and all slopes greater than 25%, easements (excluding sight triangles), and right-of-way areas. Stormwater management elements shall not be located within open space created as part of a cluster subdivision. However, if open space is to be dedicated to the Township, said stormwater elements may be located within the open space, at the discretion of the approving authority, provided that the area occupied by said elements shall not count towards the required minimum open space area.
- o) The open space parcel shall contain a minimum lot circle of 500 feet.

- p) Rights-of-way or cartways of any existing or proposed public or private streets shall not be included in the calculation of the minimum required open space area, except as provided for in § 148-14G(6).
- q) The minimum required distance between a residential lot line and the right-of-way of Route 22, Old Highway 28 or Route 202 shall be 500 feet.

~~3) Lots within the RR Zone that were approved as agricultural cluster subdivisions under previously agricultural cluster requirements, prior to the adoption of this chapter, shall be permitted to continue as approved.~~

F. Open space regulation - AR Zone. Open space in one-and-one-half-acre cluster developments shall be permanently deed restricted from further development and shall be utilized either for agriculture, natural resource conservation, open space or passive recreation as approved by the Township's approving authority and shall be subject to the following regulations: [Amended 10-4-1999 by Ord. No. 24-99; 9-5-2006 by Ord. No. 30-2006; 7-6-2009 by Ord. No. 19-2009]

- (1) At the time of subdivision application for cluster developments under § 148-15E(2), the applicant shall designate whether the proposed open space shall be owned and maintained by a property owners' association or be offered for acceptance by the Township or other governmental agency. If the open space is not to be dedicated to the Township or other governmental agency, then the developer shall provide for a property owners' association to own and maintain the open space for the benefit of owners or residents of the development. Documents establishing and governing the property owners' association shall be in a form that is consistent with § 148-59 of this chapter and the Municipal Land Use Law, N.J.S.A. 40:55D-43.
- (2) It is the intent of this chapter to preserve open space and farmland within Readington Township. Open space parcels shall either be devoted to agriculture, recreation, natural resource conservation or passive recreation. Where practical, to the extent that land intended for open space uses is presently being farmed, it should remain as farmland.
- (3) New agricultural construction (e.g., barns, shelters and greenhouses) shall not result in an F.A.R. of greater than 4% nor an impervious surface coverage in excess of 10% of the total acreage of the preserved open space parcel.
- (4) The deed of any single-family dwelling sold as part of a cluster development under this section shall contain a notification that the Township Zoning Ordinance specifically includes farming as a permitted use in the AR Zone and that the open space in the development may be deed restricted for farming use. Furthermore, the developer and/or landowner who plans to sell the dwellings referenced above shall

inform prospective purchasers in writing of the protection the Township ordinance conveys to agricultural operations.

- (5) The set-aside of common open space shall comply with § 148-60.
- (6) Residential lots developed as part of the cluster that are adjacent to the open space should be configured to front on the open space. Although not encouraged, side yards may face open space to permit a degree of flexibility. In no case shall a new residential lot be configured in such a manner as to create a rear yard that faces open space.
- (7) Where a side yard of a residential lot is adjacent to open space, the side yard shall be considered a front yard for bulk zoning purposes.
- (8) Where residential lots developed as part of the cluster front on the open space, an improved public street shall be created between the residential lot and the open space. The unpaved area within the half of a street right-of-way that is located directly adjacent to the open space (those streets having homes on only one side, with open space on the opposite side) may be counted towards the minimum open space requirement.
- (9) Notwithstanding minimum lot circle requirements for open space, the minimum width or depth for any portion of the open space shall be 500 feet.

G. Minimum off-street parking - AR Zone. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 15 feet of any property line, except where common driveways are approved by the Board.

- (1) Dwelling units shall provide parking spaces in accordance with the Residential Site Improvement Standards, N.J.A.C. 5:21-4.14.
- (2) Farm stands shall provide a minimum area for parking to accommodate two parking spaces for customers plus one for each employee at maximum shift if not residing on the premises.

H. Street setback. New streets shall be located no closer than 50 feet to the original tract boundary of any development, except at the point at which a new street intersects an existing street for the purpose of providing access to the development. [Added 5-20-2002 by Ord. No. 13-2002]

SECTION III. Section 148-16 of Chapter 148 of the Code of the Township of Readington entitled “Land Development” Article IV “District Regulations” is hereby amended as follows:

Sec. 148-16 RR RURAL RESIDENTIAL ZONE

[Amended 12-6-1993; 6-5-1995 by Ord. No. 10-95]

- A. Permitted principal uses - RR Zone.
 - (1) Detached single-family dwelling units.

(2) Agriculture.

[Amended 12-17-2012 by Ord. No. 33-2012]

(3) Public and private open space and parks.

(4) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill, community residences for persons with head injuries, and adult family care homes for elderly persons and physically disabled adults, and the requirements therefor shall be the same as for single-family dwelling units located within this district.

[Added 4-5-2004 by Ord. No. 13-2004; amended 7-6-2009 by Ord. No. 19-2009]

B. Accessory uses - RR Zone.

(1) Private residential swimming pools, tennis courts and other usual recreation facilities that do not create a nuisance factor as regulated in Article VI.

(2) Residential toolsheds, garages and storage buildings not to exceed the height of the principal structure and as regulated in Article VI.

(3) Off-street parking.

(4) Fences and walls as regulated in Article VI.

(5) Signs as regulated in Article XII.

(6) Outdoor barbecue structures.

(7) Essential services.

(8) Agricultural storage sheds and barns. [Amended 12-17-2012 by Ord. No. 33-2012]

(9) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.

(10) Home occupations as regulated in § 148-53.

(11) ECHO housing.

[Added 8-2-2010 by Ord. No. 23-2010]

(12) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2. [Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]

(13) Farm-scale renewable energy facilities as regulated in § 148-60.2.

[Added 8-6-2018 by Ord. No. 11-2018]

C. Conditional uses - RR Zone (subject to regulations set forth in Article V).

[Amended 8-5-1996 by Ord. No. 14-96; 4-5-2004 by Ord. No. 13-2004; 7-6-2009 by Ord. No. 19-2009; 8-2-2010 by Ord. No. 23-2010]

- (1) Public and private day schools of elementary and/or high school grades licensed by the State of New Jersey.
- (2) [1]Home occupations.
[1]Editor's Note: Former Subsection C(2), Cemeteries, was repealed 6-17-2019 by Ord. No. 13-2019. This ordinance also provided for the renumbering of Subsection C(3) through (7) as C(2) through (6), respectively.
- (3) Hospitals.
- (4) Public utilities.
- (5) (Reserved)
- (6) Previously converted agricultural buildings such as barns, wagon sheds and chicken coops for storage and warehousing prior to the effective date of this chapter.[31]

[3] *Editor's Note: Former Subsection C(10), which immediately followed this subsection, was repealed 7-6-2009 by Ord. No. 19-2009. Former Section 403.3.13, Continuing care retirement community, which immediately followed former Subsection C(10), was repealed 8-5-1996 by Ord. No. 14-96.*

- D. Maximum building height - RR Zone. No building shall exceed 35 feet in height and 2 1/2 stories except that agricultural structures shall not be limited in height.

[Amended 7-6-2009 by Ord. No. 19-2009; 12-17-2012 by Ord. No. 33-2012]

- E. Area and yard requirements - RR Zone.

[Amended 11-4-1996 by Ord. No. 22-96;4-20-1998 by Ord. No. 14-98; 12-21-1998 by Ord. No. 43-98;9-5-2006 by Ord. No. 30-20067-6-2009 by Ord. No. 19-2009)

- (1) **Existing Lots: Lawfully created lots existing at the time of the adoption of this chapter that are less than 10 acres in area shall be subject to the following regulations:**

RR Zone: Standards for Existing Lots Less than 10 Acres				
Lot Size	Maximum Floor Area Ratio	Maximum Impervious Coverage	Minimum Front Yard	Minimum Rear and Side Yards
1.5 acres or less	0.15	0.18	40 feet	30 feet
Greater than 1.5 acres and less than 3 acres	0.12	0.15	50 feet	35 feet
At least 3 acres and less than 5 acres	0.10	0.12	60 feet	40 feet
At least 5 acres and less than 10 acres	0.08	0.10	75 feet	40 feet

(a) Lots of 3 acres or less may exclude from, both, floor area ratio and impervious cover calculations one (1) single story accessory building (such as a shed) that has a floor area of 200 square feet or less.

(+) (2) Tracts of land less than 20 acres, but not less than 10 acres, in size at the time of adoption of this chapter are subject to the following regulations:

- (b) Minimum lot size: five acres.
- (c) Minimum lot circle: 250 feet.
- (d) Maximum floor area ratio per building lot: 0.10.
- (e) Maximum impervious coverage ratio per building lot: 0.10.
- (f) Minimum setback from street line: 75 feet.
- (g) Minimum setback from side or rear line: 40 feet.
- (h) Minimum frontage on a street: 50 feet.

- (i) Circumference of the minimum lot circle may not be more than 150 feet from the street right-of-way.
- (j) Each lot shall have a minimum 65,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.

~~(2)~~ (3) Tracts of land 20 acres or more in size shall develop as one-and-one-half-acre open space clusters with the following requirements:

- (a) Minimum open space set aside: 60% of tract.
- (b) Minimum residential lot size: 65,000 square feet.
- (c) Minimum lot circle: 200 feet.
- (d) Maximum floor area ratio per building lot: 0.12.
- (e) **Maximum impervious coverage ratio per building lot: 0.15.**
- (f) Minimum front yard setback: 60 feet.
- (g) Minimum rear yard setback: 35 feet.
- (h) Minimum side yard setback: 35 feet.
- (i) Minimum frontage on a street: 50 feet.
- (j) Circumference of the minimum lot circle may not be more than 125 feet from the street right-of-way.

(j) Each lot shall have a minimum of 65,000 square feet of contiguous usable land. This standard is established to provide a minimum area on each lot for residence, accessory buildings and structures, usable yard area and adequate space for on-site wells and septic systems and space for future replacement system.

- (k) A minimum fifty-foot-wide buffer shall be provided between residential uses and any land utilized for agricultural! purposes. This buffer area shall

be deed restricted from development and shall contain at a minimum a staggered double row of evergreen plantings, five feet in height or equivalent as approved by the Planning Board.

(I) The open space parcel shall contain a minimum of 60% of the gross tract area which shall contain a minimum of 45% of the unconstrained tract area. The "unconstrained tract area" shall be defined as the area of the tract that does not contain floodplains, wetlands, 90% of the slopes between 15% and 25% and all slopes greater than 25%, easements (excluding sight triangles) and right-of-way areas. Stormwater management elements shall not be located within open space created as part of a cluster subdivision. However, if open space is to be dedicated to the Township, said stormwater elements may be located within the open space, at the discretion of the approving authority, provided that the area occupied by said elements shall not count towards the required minimum open space area.

(m) The open space parcel shall contain a minimum lot circle of 500 feet.

(n) Rights-of-way or cartways of any existing or proposed public or private streets shall not be included in the calculation of the minimum required open space area, except as provided in § 148-15F(8).

(o) The minimum required distance between a residential lot line and the right-of-way of Route 22, Old Highway 28 or Route 202 shall be 500 feet.

(3) Lots within the RR Zone that were approved as agricultural cluster subdivisions under previously agricultural cluster requirements, prior to the adoption of this chapter, shall be permitted to continue as approved.

F. Open space regulation - RR Zone.

[Amended 4-20-1998 by Ord. No. 9-98; 10-4-1999 by Ord. No. 24-99; 5-3-2004 by Ord. No. 20-2004; 9-5-2006 by Ord.No. 30-2006 ;7-6-2009 by Ord. No. 19-2009)

(1) Open space in one-and-one-half-acre cluster developments shall be permanently deed restricted from further development and shall be utilized either for, natural resource conservation, open space or passive recreation as approved by the Township's approving authority and shall be subject to the following regulations:

- (a) At the time of subdivision application for cluster developments under § **148-16E(2)**, the applicant shall designate whether the proposed open space shall be owned and maintained by a property owners' association or be offered for acceptance by the Township or other governmental agency. If the open space is not to be dedicated to the Township or other governmental agency, then the developer shall provide for a property owners' association to own and maintain the open space for the benefit of owners or residents of the development. Documents establishing and governing the property owners' association shall be in a form that is consistent with § **148-59** of this chapter and the Municipal Land Use Law, N.J.S.A. 40:550-43.
- (b) Proposed roads should be located within the development portion of the property. It is the intent to keep the open space portion continuous and free of intrusions; however, adequate access must be provided to this area. Stormwater management elements shall not be located within open space created as part of a cluster subdivision. However, if open space is to be dedicated to the Township, said stormwater elements may be located within the open space, at the discretion of the approving authority, provided that the area occupied by said elements shall not count towards the required minimum open space area.
- (c) The set-aside of common open space shall comply with § **148-60**.
- (d) Residential lots developed as part of the cluster that are adjacent to the open space should be configured to front on the open space resulting from that cluster. Although not encouraged, side yards may face open space to permit a degree of flexibility. In no case shall a new residential lot be configured in such a manner as to create a rear yard that faces open space.
- (e) Where a side yard of a residential lot is adjacent to open space, the side yard shall be considered a front yard for bulk zoning purposes.
- (f) Where residential lots developed as part of the cluster front on the open space, an improved public street shall be created between the residential lot and the open space. The unpaved area within the half of a street right-of-way that is located directly adjacent to the open space (those streets having homes on only one side, with open space on the opposite side) may be counted towards the minimum open space requirement.

- (g) Notwithstanding minimum lot circle requirements for open space, the minimum width or depth for any portion of the open space shall be 300 feet.

G. Minimum off-street parking - RR Zone. Each individual use shall provide parking spaces according to the following minimum provisions. No parking area or driveway shall be located within 15 feet of any property line, except where common driveways are approved by the Board.

- (1) Dwelling units shall provide parking spaces in accordance with the Residential Site Improvement Standards, N.J.A.C. 5:21-4.14.

[Amended 7-6-2009 by Ord. No. 19-2009]

- (2) Farm stands shall provide a minimum area for parking to accommodate two parking spaces for customers plus one for each employee at maximum shift if not residing on the premises.

H. Street setback. New streets shall be located no closer than 50 feet to the original tract boundary of any development, except at the point at which a new street intersects an existing street for the purpose of providing access to the development.

[Added 5-20-2002 by Ord. No. 13-2002]

SECTION IV. Section 148-49 of Chapter 148 of the Code of the Township of Readington entitled "Land Development" Article V "Conditional Uses, Exceptions, Modifications and Critical Areas" is hereby amended as follows:

Sec. 148-49 GENERAL EXCEPTIONS AND MODIFICATIONS

A. ~~Undersized Existing~~ lots in the **HR Hamlet Residential, R-1 Residential -1 and VR Village Residential residential** zones. **Lawfully created existing** ~~individual lots legally existing in the HR, R-1 and VR zones that are~~ independent of adjacent ownership as of the effective date of this chapter and which **are of a do not comply with the minimum required** lot size **for the respective zone less than specified in the various districts** may be improved for single-family **residential** use as a matter of right and shall be considered conforming, provided that ~~they observe~~ **said lots conform with** the following provisions:

[Amended 4-21-2014 by Ord. No. 08-2014]

- (1) The side yard and rear yard setback provisions may be reduced in direct proportion to the difference in lot circles; however, the reduced setback shall not be less than 50% of the setback specified by the district regulations. For example, a forty-foot side yard setback required for an undersized lot shall not be reduced to less than 20 feet.
- (2) The floor area ratio (F.A.R.) may be increased inversely in proportion to the differences in lot circles.

- B. Height limits. Except for residential dwellings as permitted in this chapter, penthouses or roof structures for the housing of stairways, tanks, ventilating fans, air-conditioning equipment or similar equipment required to operate and maintain the building, skylights, spires, cupolas, flagpoles, chimneys or similar structures may be erected above the height limits prescribed by this chapter, but in no case more than 20% more than the maximum height permitted for the use in the district, except that silos and barns associated with farming shall have no height restrictions.
- C. Christmas tree sale. The annual sale of Christmas trees is permitted in all zones between December 1 and December 25, inclusive. The site shall be cleaned up and show no visual evidence of the temporary sale by December 31.
- D. Public election voting places. The provisions of this chapter shall not be construed as to interfere with the temporary use of any property as a voting place in connection with a municipal or other public election.
- E. Public utility lines. Public utility lines for the transportation and distribution and control of water, electricity, gas, oil, steam, telegraph and telephone communications and their supporting members, other than buildings or structures, shall not be required to be located on a lot nor shall this chapter be interpreted as to prohibit the use of a property in any zone for the above uses. These uses may be limited or controlled by other sections in this chapter.

F. Existing Cemeteries. Cemeteries that are lawfully existing at the time of the adoption of this subsection may continue to operate according to the following standards: [Added 6-17-2019 by Ord. No. 13-2019]

- (1) Grave site shall be set back a minimum of 100 feet from any property line.
- (2) Principal and/or accessory structures, including mausoleums, shall be set back a minimum of 100 feet and shall not exceed 20 feet in height.
- (3) Parking shall not be closer than 50 feet to any street line.
- (4) One freestanding sign may be located at the main entrance, not exceeding 24 square feet in area. See Article XII for additional standards).

SECTION V. Section 148-51 of Chapter 148 of the Code of the Township of Readington entitled “Land Development” Article VI “General Provisions” is hereby amended as follows:

Sec. 148-51 ACCESSORY BUILDINGS AND STRUCTURES

[Amended 8-2-2010 by Ord. No. 23-2010; 4-21-2014 by Ord. No. 08-2014; 5-2-2016 by Ord. No. 06-2016]

- A. Except as otherwise provided, accessory buildings and/or structures on single-family residential lots shall be permitted in the side or rear yard of each property with a minimum setback equal to a minimum of 1/2 of the side and/or rear setback

requirements for the principal structure. In the case of a lot with two front yards, an accessory building may be located in one of the front yards, provided that it is located no closer to the street than the front line of the house or 200 feet, whichever is less.

B. Accessory structures and buildings which are 650 square feet or larger located on single-family residential lots shall have a minimum front, side and rear yard setback equal to that required for the principal structure.

C. Maximum number of accessory buildings on single-family residential lots having lot areas less than six (6) acres is two (2), except that one (1) accessory building that is less than 100 sf may be excluded from the tabulation of the number of accessory buildings.

CD. Maximum permitted floor area.

(1) The maximum footprint for accessory buildings and structures on single-family residential lots less than six acres in size shall not exceed ~~90~~60% of the footprint of the principal building/structure of which such building/structure is accessory.

(2) Notwithstanding the provisions for existing undersized lots pursuant to § 148-49, accessory structures on single-family residential lots shall comply with the maximum permitted floor area as regulated in § 148-51CD(1).

(3) Accessory buildings are included in the calculation of floor area ratio.

DE. All farm and agricultural uses, including the growing of crops, nurseries and the raising and training of poultry, small animals and livestock, are permitted everywhere in the Township, subject to additional provisions set forth below:

(1) Said use is conducted upon a lot not less than five acres in area, except for the raising of fowl, small animals and livestock for purely personal, educational or recreational purposes, involving no nuisance or menace to the public health and subject to other applicable provisions of this section.

(2) No building, run or other enclosure for swine shall be closer to any property line than 200 feet. Not more than one adult swine shall be allowed for each acre contained in the property.

(3) No building for the shelter of 1,000 or more fowl of any kind or five or more adult dogs shall be closer to any property line than 200 feet.

(4) Buildings used for the shelter of fowl of any kind shall have a maximum usable floor area of 2,000 square feet for the first 10 acres and a maximum of 1,000 additional square feet for each additional acre.

(5) In all other cases, no building or enclosure for the shelter or retention of fowl or farm livestock of any kind shall be closer to any property line than 50 feet.

FF. No accessory building may be located closer to the street than the front line of the house or 200 feet, whichever is closer, except that if erected on a corner lot, the accessory building or structure shall be set back from the side street to comply with the setback line requirements applying to the principal building for that side street.

FG. Pools and permanent recreational facilities may not be located closer to the street than the front line of the house.

SECTION VI. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION VII. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION VIII. If any provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION IX. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE AN INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-2 DISTRICT (ARAH-2)

ORDINANCE # -2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County New Jersey that Article IV (District Regulations) of Chapter 148 of the Code of the Township of Readington entitled “Land Development” is hereby amended to establish the “Age-Restricted Affordable Housing-2 (ARAH-2) District” as an additional district, to establish a new sub-section, Sec. 148-27. to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Age-Restricted Affordable Housing-2 (ARAH-2) District for Block 22, Lot 16.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27. Age-Restricted Affordable Housing-2 (ARAH-2)

A. Applicability

The use, bulk, design and performance standards of the ARAH-2 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the ARAH-2 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The ARAH-2 District provides for the municipally-sponsored redevelopment of the zone for 100% affordable housing through the creation of multi-family dwellings consisting of independent age-restricted apartments, independent living supportive apartments and supportive housing group homes. The total number of dwelling units/bedrooms shall be up to 43 and, along with anticipated bonuses, should result in the creation of 63 affordable housing credits. Redevelopment of this zone shall be substantially consistent with the plan entitled “BCUW Readington” consisting of two sheets, dated February 13, 2020 (“Concept Plan”)

C. Permitted Principal Uses.

- (1) Affordable, multi-family dwellings consisting of the following:

- (a) Age-restricted housing. Age-restricted dwellings shall be age-restricted to persons 62 and older via deed as defined by the Secretary of HUD as “housing for older persons” pursuant to Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607, and in compliance with the Fair Housing Amendments Act of 1988 and amendments thereto, including but not limited to the Housing for Older Persons Act of 1995.
- (b) Supportive housing for individuals with developmental disabilities, as defined by the State of New Jersey.

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space and public purpose uses.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements

- (1) Minimum Tract Size: The minimum tract size shall be equal to the tract size of Block 22, Lot 66. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application.
- (2) Maximum Number of Dwelling Units: 43
- (3) Maximum building height: 35 feet and 2 1/2 stories
- (4) Minimum front yard setback: 20 feet
- (5) Minimum rear yard setback: 20 feet

- (6) Minimum side yard setback: 30 feet
- (7) Maximum impervious coverage: 70%
- (8) Maximum building coverage: 40%

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 50 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: 0 feet

G. Open Space.

- (1) Minimum: 10% of the tract area
- (2) The stormwater management elements may be located in open space and the land area of any detention or retention basin shall be counted toward the minimum open space area requirements.

H. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

(1) Building Design.

- (a) Buildings shall have a gable or hipped roof.
- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

- (a) Project identification: There may be a maximum of one permanent freestanding project identification sign located at the entrance to the project. Such sign shall be set back at least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 5 feet in height.
- (b) Directional Signs: Up to 2 directional signs shall be allowed at the driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in sign area and shall not exceed 4 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.
- (d) Residential building identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be integrated within the architecture of the buildings.

I. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 43
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.

- (4) Affordable dwelling unit household income breakdown:
- a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income shall not exceed maximum of 50% of all affordable units.
- (5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Age restricted low and moderate income units may utilize a modified bedroom distribution consisting of one and two bedroom units, with no three bedroom units. At a minimum, the number of bedrooms shall equal the number of age restricted low and moderate income units within the inclusionary development.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 50-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.





SECTION III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

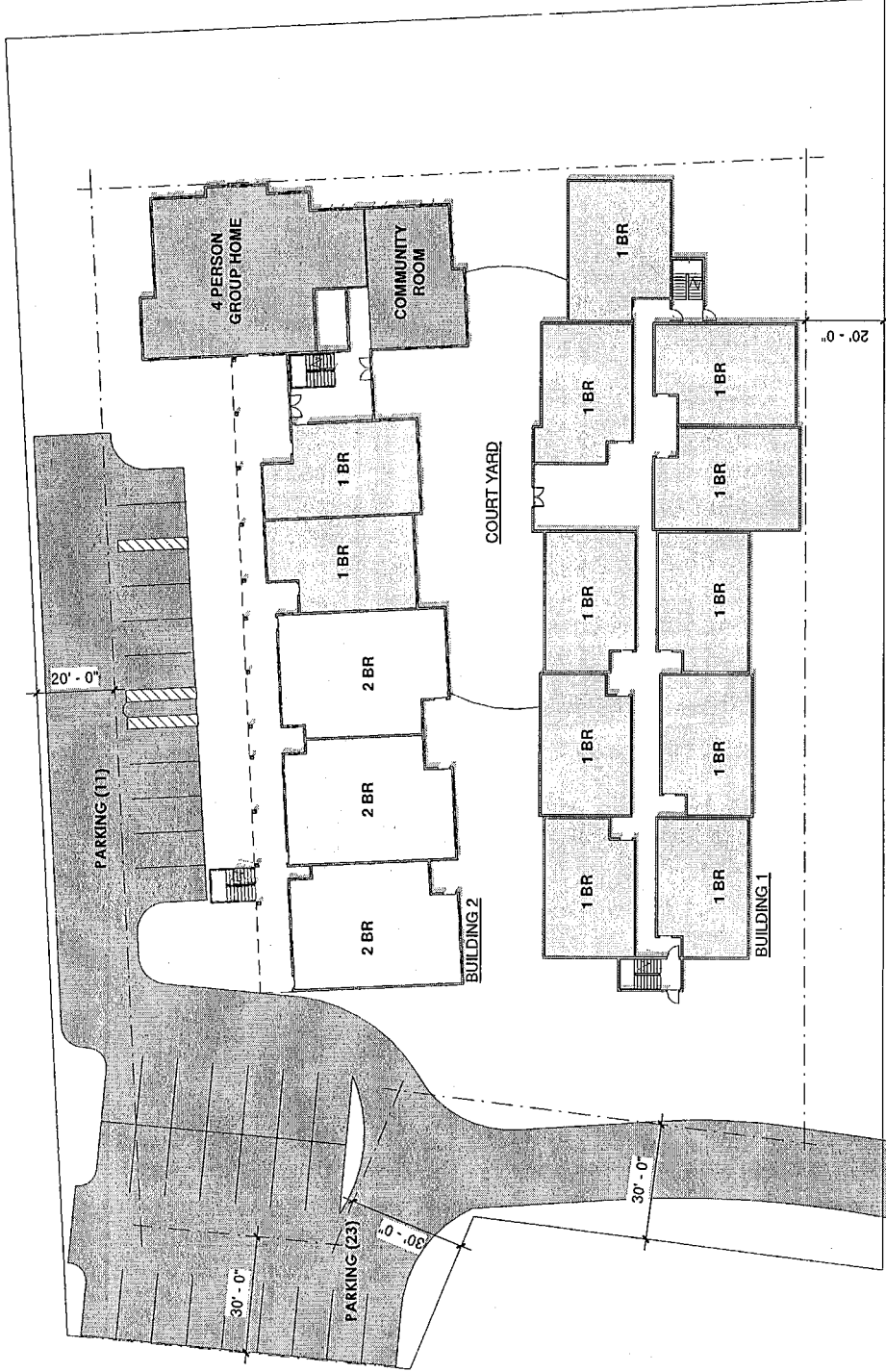
SECTION IV. All ordinance or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. If any provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board

APARTMENT KEY

-  BLDG 1: ONE BEDROOM SENIOR APARTMENTS (20 APTS)
-  BLDG 2: ONE BEDROOM INDEPENDENT LIVING SUPPORTIVE HOUSING APARTMENTS (5 APTS)
-  BLDG 2: TWO BEDROOM INDEPENDENT LIVING SUPPORTIVE HOUSING APARTMENTS (7 APTS)
-  BLDG 2: FOUR BEDROOM GROUP HOME



BCUW - READINGTON





SITE PLAN
FIRST FLOOR
02/13/2020

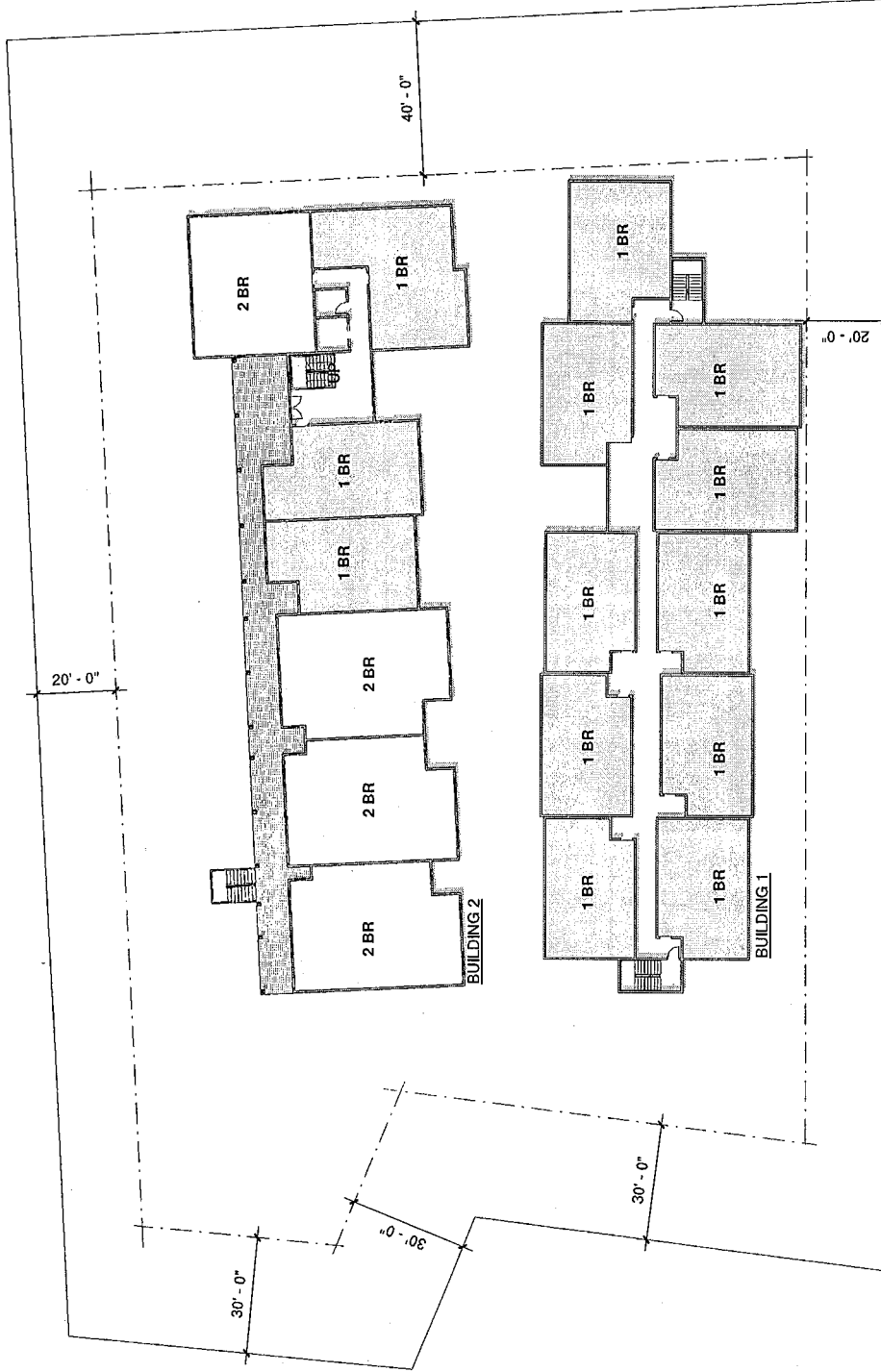
SCALE: As indicated

1
SK-1
1ST FLOOR
1" = 30'-0"



WWW.ZPLUSARCHITECTS.COM
T: 201.785.8855

APARTMENT KEY	
	BLDG 1: ONE BEDROOM SENIOR APARTMENTS (20 APTS)
	BLDG 2: ONE BEDROOM INDEPENDENT LIVING SUPPORTIVE HOUSING APARTMENTS (6 APTS)
	BLDG 2: TWO BEDROOM INDEPENDENT LIVING SUPPORTIVE HOUSING APARTMENTS (7 APTS)
	BLDG 2: FOUR BEDROOM GROUP HOME



1 2ND FLOOR
SK-2 1" = 30'-0"



WWW.ZPLUSARCHITECTS.COM
T: 201.785.8855

BCUW - READINGTON
SITE PLAN
2ND FLOOR
02/13/2020
SCALE: As indicated

***TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY***

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS MULTI-FAMILY AFFORDABLE HOUSING-5 DISTRICT (MFAH-5).

ORDINANCE # - 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the “Multi-Family Affordable Housing-5 (MFAH-5) District” as an additional district, to establish a new sub-section, Sec. 148-27. to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-5 (MFAH-5) District for Block 81, Lot 1.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27. Multi-Family Affordable Housing-5 (MFAH-5)

A. Applicability

The use, bulk, design and performance standards of the MFAH-5 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-5 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-5 District includes the entirety of Block 81 Lot 1, which is owned by the Township of Readington. This zone provides for the development of 80 family rental apartments, with 100% of the dwellings affordable to low- and moderate-income households.

C. Permitted Principal Uses.

- (1) Multi-family rental apartments affordable to low-and moderate-income eligible households

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.

- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements

- (1) Maximum Number of Dwelling Units: 80
- (2) Maximum building height: 50 feet and 3 stories
- (3) Minimum front yard setback: 60 feet
- (4) Minimum rear yard setback: 50 feet
- (5) Minimum side yard setback: 40 feet
- (6) Maximum impervious coverage: 70%
- (7) Maximum building coverage: 50%
- (8) Minimum buffer width to single-family residential zone or use: 50 feet

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 60 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: 50 feet

G. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

- (1) Building Design.
 - (a) Buildings shall have a gable or hipped roof.

- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

- (a) Project identification: There may be a maximum of two permanent freestanding project identification signs located at the entrances to the project. Such signs shall be set back at least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 5 feet in height.
- (b) Directional Signs: Up to 2 directional signs shall be allowed at each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in sign area and shall not exceed 4 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.

- (c) Residential building identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be integrated within the architecture of the buildings.

H. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 80
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- (4) Affordable dwelling unit household income breakdown:
 - a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income shall not exceed maximum of 50% of all affordable units.
- (5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Age restricted low and moderate income units may utilize a modified bedroom distribution consisting of one and two bedroom units, with no three bedroom units. At a minimum, the number of bedrooms shall equal the number of age restricted low and moderate income units within the inclusionary development.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 50-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

SECTION III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION IV. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. If any provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY**

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS MULTI-FAMILY AFFORDABLE HOUSING-4 DISTRICT (MFAH-4).

ORDINANCE # -2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the “Multi-Family Affordable Housing-4 (MFAH-4) District” as an additional district, to establish a new sub-section, Sec. 148-27.8 to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-4 (MFAH-4) District for Block 36, Lot 4.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27.8. Multi-Family Affordable Housing-4 (MFAH-4)

A. Applicability

The use, bulk, design and performance standards of the MFAH-4 District constitute an overlay zoning district for the creation of market-rate and affordable housing. The land development rights as articulated herein are contingent upon the availability of public sanitary sewer service to accommodate all development within the zone. In such a case, the standards herein shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-4 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-4 district is intended to provide for the development of up to 165 dwelling units, composed of townhouses or apartment dwellings, which includes the creation of no less than 33 dwelling units affordable to qualifying low- and moderate-income households. Although no maximum density requirements are promulgated herein, the maximum gross density anticipated is approximately 6.4 dwelling units per acre. The MFAH-4 district contains land use regulations for the redevelopment of Block 36 Lot 4.

C. Requirement for use of MFAH-4 regulations

Prior to making an application for development pursuant to the regulations herein, a developer shall demonstrate that there is adequate public sanitary sewer capacity to develop all permitted and required uses within the zone and that such capacity has been allocated to said developer by the

body holding authority over such allocations. No development applications will be processed by the Township that fail to comply with this threshold provision prior to application.

D. Permitted Principal Uses.

- (1) Townhouses.
- (2) Multifamily apartments

E. Permitted Accessory Uses.

- (1) Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. "Sports" lighting (high-mast, high illumination) is not permitted for these facilities.
- (2) Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
- (3) Patios.
- (4) Fences and walls as regulated in Article VI.
- (5) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (6) Private garages and off-street parking.
- (7) Signs.
- (8) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (9) Conservation, open space and public purpose uses.
- (10) Accessory uses on the same lot and customarily incidental to a principal use.
- (11) Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.

F. Tract Requirements

- (1) Minimum Tract Size: The minimum tract size shall be equal to the tract size of Block 36 Lot 4. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application.
- (2) Maximum permitted number of dwelling units: 165 dwellings
- (3) Minimum required number of affordable dwelling units: 33

- (4) Maximum building coverage for tract: 20%.
- (5) Maximum impervious coverage for tract: 30%.
- (6) Minimum tract boundary setback and buffer: 100 feet
- (7) Minimum building setback from community amenity: 75 feet (not applicable to paths, walks and seating)
- (8) Minimum planted buffer to single-family residential zone or use: 50 feet
- (9) Minimum setback from parking areas and driveways to single-family zones or uses: 50 feet
- (10) Minimum setback from parking areas and driveways to multi-family zones or uses: 25 feet
- (11) Minimum open space.
 - (a) 40% of the gross tract area shall consist of conservation, passive or active recreation and/or other common open space.
 - (b) No more than 25% of the open space area shall be critical lands including floodplains, wetlands, wetlands buffers, streams, bodies of water, stream corridor buffers and steep slopes (90% of slopes between 15% and 25% and all slopes greater than 25%).
 - (c) The stormwater management system may be located in the open space area, however, the land area of any detention or retention basin shall not be counted toward the minimum open space area requirements.
 - (d) Open space shall comply with Section 148-50, 148-59 and 148-60 of the Land Development Ordinance.

G. Area and Yard Requirements for Dwelling Types

(1) Townhouses

- (a) Minimum distances between townhouse buildings:
 - [1] Side-to-side: 30feet
 - [2] Side-to-rear: 50 feet
 - [3] Rear-to-rear: 30 feet
- (b) Maximum number of dwelling units in one townhouse building: eight (8)
- (c) Minimum driveway length:
 - [1] 20 feet between building and front sidewalk;
 - [2] 25 feet between building and cartway of street providing access to driveway.

- (d) Townhouses shall have at least one (1) enclosed garage parking space measuring a minimum of 12 feet wide and 270 square feet.
- (e) Maximum building height: 2 ½ stories and 35 feet
- (2) Apartments
 - (a) Minimum setback between building and sidewalk: 10 feet
 - (b) Maximum building height: 45 feet and three (3) stories
 - (c) Minimum distances between buildings
 - [1] Side-to-side: 40 feet
 - [2] Side-to-rear: 35 feet
 - [3] Rear-to-rear: 35 feet
 - (d) Maximum dwelling units in one building: 24
 - (e) For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 300 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.
- (3) Permitted building encroachments for residential buildings.
 - (a) Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.
 - (b) Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.
- (4) Community building
 - (a) Maximum height: 25 feet and 1 ½ stories
 - (b) Setbacks shall conform to those applicable to apartments

H. Parking and Circulation.

- (1) Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).
- (2) Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.
- (3) All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.

- (4) Townhouses shall provide at least one on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.
- (5) While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the RSIS requirements. No striping of on-street parking is required.
- (6) Off-street parking may be located beneath the ground floor provided:
 - (a) It is accessible only from the building elevation opposite from street frontage; and
 - (b) The parking area beneath the building is not visible from a street.

I. Open Space.

- (1) Minimum: 25% of the tract area
- (2) Permitted open space uses:
 - (a) Conservation
 - (b) Passive recreation
 - (c) Active recreation
- (3) The stormwater management and sanitary sewer systems may be located in open space and the land area of any detention or retention basin may be counted toward the minimum open space area requirements.

J. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

(1) Neighborhood Design

- (a) Concept Plan Consistency. The location of buildings, facilities, thoroughfares, streets and parking within in the MFAH-4 Zone shall be substantially in accordance with the exhibit entitled “Concept Plan, Hionis Property” dated July 2019, prepared for Premier Development (the "Concept Plan"). Minor deviations shall be permitted provided they are deemed consistent with the design principles expressed in the concept plan.
- (b) Vehicular Access to US Route 22. Development within the VRAH-2 District will require vehicular access to US Route 22 via a public street. Currently, the only abutting public street is Maple Lane, having a ROW of 40 feet and a cartway off approximately 20 feet. However, Readington Township is developing plans for a new public Minor Collector Road that would provide access between the VRAH-2 and VRAH-1 Districts and US Route 22. This route is preferred over access from Maple Lane. Since the new public road is not yet memorialized in terms of design and permitting, this ordinance provides two options for access, as articulated as follows:

[1] Option A: Planned Public New Minor Collector Road. Access to Block 36 Lot 4 shall be from an alternate access (See exhibit entitled “Block 36 Redevelopment: Proposed Multi-Family Housing + Circulation” dated February 2019, prepared by Clarke Caton Hintz). Said collector road would be located on the adjacent tract to the southeast of Block 36 Lot 4, under separate ownership and will be configured to allow access from Block 46 Lot 4. As part of this option, Maple Lane would be terminate in a cul-de-sac at its terminus with Block 36 Lot 4. The new Minor Collector would be improved to meet RSIS standards for Residential Access and include the following:

- [a] On-street parking shall not be required;
- [b] Emergency access width shall be 20 feet; and
- [c] A six (6) foot sidewalk shall be provided on one side of the access.

[2]. Option B: Maple Lane Access. Access from Maple Lane shall only be permitted if Option A Alternate Access does not receive the necessary outside agency approvals and efforts to construct the alternate access. Should this option be triggered, Maple Lane shall be improved to meet RSIS standards for a Residential Access street classification and include the following:

- [a] Access shall accommodate on-street parking on both sides of the street;
- [b] Access width shall be 30 feet; and
- [c] Sidewalks on one side of the street shall be provided

(c) Pedestrian Connectivity. Pedestrian walkways connecting streets and the dwellings shall be provided. Sidewalks and paths shall be provided substantially in accordance with the Concept Plan.

(2) Building Design. The purpose of these building design standards is to ensure that the design of townhouse and apartment buildings promotes a desirable visual and spatial environment.

(a) Design standards applicable to all buildings:

- [1] Buildings shall have a gable or hipped roof.
- [2] Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- [3] Primary roofs shall have a minimum pitch of 6/12.
- [4] Secondary roofs may have a pitch below 4/12.
- [5] Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.

[6] Balconies and patios shall be designed as integral subcomponents of the building facade.

[7] Cantilevered balconies are not permitted.

(b) Townhouse Standards.

[1] Townhouse buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the manipulation of common elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without creating disparate architectural approaches among units or buildings.

[2] Each building shall contain, at a minimum, one end unit model and one interior model. Each base model type home in any block shall have at least two alternative front elevations containing different design features, including, but not limited to, the following:

- Porches
- Porticos
- Columns
- Dormers
- Accent windows
- Door color

[3] Materials, finishes and colors shall be unified among all townhouses.

[4] Finished first floor shall be a minimum of 18 inches above the front sidewalk elevation, but shall not exceed 60 inches.

[5] Townhouse unit facades facing streets (not lanes or alleys) shall be offset from each other by at least 2 feet (projection or recess) between units.

(c) Apartment Standards.

[1] Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.

[2] Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the apartment building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires

(3) Signs

- (a) Neighborhood Identification: There may be a maximum of 1 permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least 3 feet from any property line, shall not exceed 60 square feet in sign area and shall not exceed 5 feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.
- (b) Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have 1 wall identification sign. The permanent wall identification sign shall not exceed 20 square feet in sign area.
- (c) Directional Signs: Up to 2 directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 6 square feet in sign area and shall not exceed 6 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.
- (d) Residential Building Identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

(4) Open Space

- (a) Open spaces shall be planted with double rows of shade trees along thoroughfare frontages.

(b) A detailed site plan for open spaces shall be submitted for review and approval.

(c) Common open space shall be provided, and shall include at a minimum:

[1] Children's play area

[2] Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet

[3] Central open space for passive uses.

(d) Stormwater facilities shall not impede function of open space.

K. Affordable Housing.

(1) Minimum required number of affordable dwelling units: 33

(2) Anticipated percentage of affordable dwellings: 20% of the total number of dwelling units.

(3) Affordable dwelling units shall be constructed and sold or rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.

(4) Affordable dwelling unit household income breakdown:

(a) At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;

(b) At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and

(c) The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.

(5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.

(6) The range of affordability, pricing and rent of units, affirmative marketing, 30-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.

(7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer

SECTION III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION IV. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. If any provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

***TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON, STATE OF NEW JERSEY***

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS MULTI-FAMILY AFFORDABLE HOUSING-5 DISTRICT (MFAH-5).

ORDINANCE # - 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the “Multi-Family Affordable Housing-5 (MFAH-5) District” as an additional district, to establish a new sub-section, Sec. 148-27. to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-5 (MFAH-5) District for Block 81, Lot 1.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled “District Regulations” is hereby amended to add the following new section:

Sec. 148-27. Multi-Family Affordable Housing-5 (MFAH-5)

A. Applicability

The use, bulk, design and performance standards of the MFAH-5 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-5 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-5 District includes the entirety of Block 81 Lot 1, which is owned by the Township of Readington. This zone provides for the development of 80 family rental apartments, with 100% of the dwellings affordable to low- and moderate-income households.

C. Permitted Principal Uses.

- (1) Multi-family rental apartments affordable to low-and moderate-income eligible households

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.

- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements

- (1) Maximum Number of Dwelling Units: 80
- (2) Maximum building height: 50 feet and 3 stories
- (3) Minimum front yard setback: 60 feet
- (4) Minimum rear yard setback: 50 feet
- (5) Minimum side yard setback: 40 feet
- (6) Maximum impervious coverage: 70%
- (7) Maximum building coverage: 50%
- (8) Minimum buffer width to single-family residential zone or use: 50 feet

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 60 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: 50 feet

G. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

- (1) Building Design.
 - (a) Buildings shall have a gable or hipped roof.

- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed one-tenth (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed twelve (12) feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

- (a) Project identification: There may be a maximum of two permanent freestanding project identification signs located at the entrances to the project. Such signs shall be set back at least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 5 feet in height.
- (b) Directional Signs: Up to 2 directional signs shall be allowed at each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in sign area and shall not exceed 4 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.

- (c) Residential building identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be integrated within the architecture of the buildings.

H. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 80
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- (4) Affordable dwelling unit household income breakdown:
 - a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income shall not exceed maximum of 50% of all affordable units.
- (5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Age restricted low and moderate income units may utilize a modified bedroom distribution consisting of one and two bedroom units, with no three bedroom units. At a minimum, the number of bedrooms shall equal the number of age restricted low and moderate income units within the inclusionary development.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 50-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

SECTION III. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION IV. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION V. If any provisions of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

SECTION VI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

EXTRACT from the minutes of a regular meeting of the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey, held at the Township Municipal Building, 509 Route 523, Readington, New Jersey, on April 6, 2020.

PRESENT:

ABSENT:

_____ introduced and moved the adoption of the following resolution, and _____ seconded the motion:

RESOLUTION OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, REVISING CERTAIN TERMS OF THE SALE OF THE TOWNSHIP'S \$6,121,000 GENERAL IMPROVEMENT BONDS, SERIES 2020, ORIGINALLY DETERMINED BY RESOLUTION ADOPTED ON FEBRUARY 18, 2020

WHEREAS, on February 18, 2020, the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") adopted a resolution entitled, "Resolution Determining the Form and Other Details of the \$6,121,000 General Improvement Bonds, Series 2020, of the Township of Readington, in the County of Hunterdon, New Jersey, and Providing for Their Sale" (the "Prior Resolution"), which Prior Resolution determined the terms of the sale of the Township's \$6,121,000 General Improvement Bonds, Series 2020 (the "Bonds"), including but not limited to the final par amount of the Bonds, the maturity schedule for the Bonds and the dates of sale and issuance of the Bonds; and

WHEREAS, simultaneous with the sale and issuance of the Bonds, the Township planned to sell \$12,984,000 aggregate principal amount of Bond Anticipation Notes (the “2020 Notes”), the proceeds of which, together with the proceeds from the sale and issuance of the Bonds, were to be used by the Township to, among other things, pay at maturity the Township’s \$17,015,000 Bond Anticipation Note, dated and issued on January 27, 2020 and maturing on April 30, 2020 (the “2019 Notes”); and

WHEREAS, on account of the recent disruptions in the short- and long-term municipal bond markets due to the COVID19 pandemic, and after prior consultation with the Township’s bond counsel and municipal advisor (together, the “Township Advisors”), the Township has determined to postpone the sale of the Bonds and 2020 Notes to April 21, 2020 or such other appropriate date as determined by the Chief Financial Officer or the Administrator of the Township that is sufficient to permit the Township to sell and issue the Bonds and 2020 Notes prior to the maturity of the 2019 Notes; and

WHEREAS, pursuant to the provisions of N.J.S.A. 40A:2-8.1(a)(2), the Township is obligated to sell and issue \$2,101,000 aggregate principal amount of the Bonds by May 1, 2020 in order to pay off a like amount of the maturing 2019 Notes, as such amount of the 2019 Notes may no longer be issued as short-term obligations; and

WHEREAS, the Township desires to delegate to the Chief Financial Officer or the Administrator the power to determine based on market conditions and upon consultation with the Township Advisors, whether to sell and issue the Bonds (1) in the original principal amount authorized of \$6,121,000 pursuant to the maturity schedule set forth in the Prior Resolution on dates to be determined by the Chief Financial Officer or the Administrator, or (2) in the modified principal amount of \$2,101,000 pursuant to the maturity schedule set forth in Section 2 hereof on dates to be determined by the Chief Financial Officer or the Administrator.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, AS FOLLOWS:

Section 1. The recitals to this resolution are incorporated in their entirety as if set forth in full herein.

Section 2. The Chief Financial Officer or the Administrator of the Township is hereby authorized and directed, upon consultation with the Township Advisors, to determine (1) whether to issue the Bonds in the par amount of \$6,121,000 or \$2,101,000, (2) the dates of sale and issuance of such Bonds and (3) such other terms of the Bonds consistent with the intent and terms of this resolution. The Prior Resolution, including but not limited to Section 4 thereof, is hereby amended as necessary to be consistent with the terms hereof.

Section 3. In the event that the Chief Financial Officer or the Administrator determine to issue the Bonds in the par amount of \$2,101,000, such Bonds shall mature in the years and in the amounts as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Year</u>	<u>Principal Amount</u>
2021	\$66,000	2031	\$115,000
2022	65,000	2032	120,000
2023	75,000	2033	120,000
2024	80,000	2034	120,000
2025	90,000	2035	120,000
2026	100,000	2036	120,000
2027	100,000	2037	120,000
2028	100,000	2038	120,000
2029	115,000	2039	120,000
2030	115,000	2040	120,000

Section 4. Except as set forth herein, the Prior Resolution shall remain in full force and effect. In the event of any inconsistency between the provisions of the Prior Resolution and the provisions of this resolution, the provisions of this resolution shall prevail.

Section 5. This resolution shall take effect immediately.

The foregoing resolution was adopted by the following vote:

AYES:

NAYS:

CERTIFICATE


I, Vita Mekovetz, Clerk of the Township of Readington, in the County of Hunterdon, State of New Jersey, HEREBY CERTIFY that the foregoing annexed extract from the minutes of a meeting of the governing body of the Township duly called and held on April 6, 2020 has been compared by me with the original minutes as officially recorded in my office in the Minute Book of the governing body and is a true, complete and correct copy thereof and of the whole of the original minutes so far as they relate to the subject matters referred to in the extract.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Township this ____ day of April, 2020.

Vita Mekovetz, Clerk

[SEAL]

INTER-OFFICE MEMORANDUM
READINGTON TOWNSHIP
WHITEHOUSE STATION, NEW JERSEY 08889

DATE: March 12, 2020
TO: Vita Mekovetz, Administrator/Municipal Clerk
FROM: Joseph J. Greco, Chief of Police 
SUBJECT: **WHITEHOUSE FIRE CO.**
ANNUAL COIN TOSS FUNDRAISER

Cpl. Wester has reviewed the Whitehouse Fire Company's request dated 03/06/20 to hold their annual coin toss fundraiser on Friday June 5th and Saturday June 6th (rain dates 6/12 & 6/13).

Cpl. Wester does not find any traffic concerns, as long as they follow the same procedures and signage as in previous years, which I am in agreement with; a copy of Cpl. Wester's memo is attached.

Please contact Cpl. Wester or me should you have any questions.

JG:cm
Attachments

**READINGTON TOWNSHIP POLICE
DEPARTMENT**



126

INTRA-DEPARTMENT MEMO

To: Chief GRECO

From: CPL. WESTER

Date: 3/12/2020

Ref: Whitehouse Fire Compan 1 Annual Coin Toss Fundraisers 2020

In response to the coin toss request submitted by the East Whitehouse Fire Company, I do not see any issue with the event as long as they follow the same procedure and signage as in previous years. The event is scheduled to be held on Friday, June 5, 2020 1500-1900 hours and Saturday, June 6, 2020 0800-1900 hours, with alternate rain dates of June 12 and 13.

A certificate of liability insurance for the township of Readington was provided.

Sincerely,


CPL. Wester

FILE

**INTER-OFFICE MEMORANDUM
READINGTON TOWNSHIP
WHITEHOUSE STATION, NEW JERSEY 08889**

DATE: March 10, 2020
TO: Chief Joe Greco
FROM: Vita Mekovetz, RMC/MMC/QPA
Administrator/Municipal Clerk
SUBJECT: Whitehouse Fire Company 1
Annual Coin Toss Fundraisers for Year 2020

Please review the attached request to hold a coin toss and indicate your recommendation for approval/denial for the following dates:

Dates	Rain Dates
June 5 & 6 (2020)	June 12 & 13 (2020)

Thank you.



To: Vita Mekovetz, Readington Township Clerk

March 6, 2020

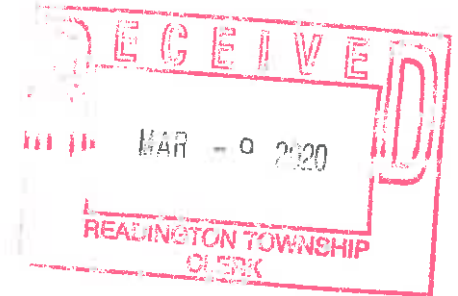
Please provide your approval for our annual coin toss fund raising event.

Attached is the Certificates of Insurance naming Readington Township; and County of Hunterdon approval.

EVENT	DATES	RAIN DATES
Fri/Sat	June 5 & 6	June 12 & 13

OPERATION

Hours	Friday 3pm – 7pm	Saturday 8am – 7pm
Location	Route 523 (Main St) Opposite Fire Company Building	



ADVANCED WARNING SIGNS

Design Plywood signs full sheet rectangular, painted white with red lettering "Caution Coin Toss Ahead"

Placement	1. Southbound by Rockaway Church	2. Southbound by railway station
	3. Northbound by Lady of Lourdes Church	4. Northbound opposite Post Office

TRAFFIC CONES

Placement 50' along roadway center line, north/south of firehouse

STAFF SAFETY

Members on roadway to wear approved retroflected safety vests

TRAFFIC FLOW CONSIDERATIONS

Member will observe traffic flow from US Hwy 22 / SB Rt 523 Intersection

Coin Toss collectors will step off road and wave traffic through if excessive traffic

Will make effort to assist exiting cars from Post Office and mediate Kline Blvd gridlock



Thank you,

 Bob Spielberger, Event Lead cell 908 / 868-0146

ROUTE 523 / MAIN STREET
 WHITEHOUSE STATION, NEW JERSEY 08889-0215

P.O. BOX 215
 BUSINESS PHONE (908) 534-2552

HUNTERDON COUNTY
Coin Toss Permit Application

Name of Organization: Whitehouse Fire Company #1, Inc.

Address of Organization: PO BOX 215 Whitehouse Sta NJ 08889-0215

Phone Number of Organization: 908-534-2552

Contact Person and Phone Number: Bob Spielberger [c] 908-868-0140

Specific location(s) of proposed charitable solicitation: 271 Main St, Whitehouse Station, NJ 08829

Safety Equipment and signage proposed to be used (sign board, safety cones, vest etc.):
Participants will always wear retroflected safety vests when on roadway. Highway cones placed every 10 feet in either direction of firehouse collection areas. Two highway cones will be placed on either side of collection areas, forming a box area. Half sheet plywood painted white with black lettering will be placed in both roadway sides before entering coin toss collection area. There will be three signs in each direction at distances providing clear awareness of event.

Dates and times of proposed charitable solicitation:
Event: Friday, June 5 3pm - 7pm and Saturday, June 6 8am - 7pm
Rain Date: Friday, June 12 3pm - 7pm and Saturday, June 13 8am - 7pm

Be advised the following information must be included in all requests at time of submittal:
• Certificate of Insurance listing The County of Hunterdon as the Certificate Holder and naming the county as an "additional Insured" for liability



Signature of Applicant


For Use by the County of Hunterdon:

Permit to be granted to applicant: YES NO (circle one)

Date approved/disapproved: 3/3/20

Additional Comments:


Signature of Clerk of the Board of Chosen Freeholders


Signature of Thomas B. Mathews, P.E.
County Engineer / Director of Public Works



CERTIFICATE OF LIABILITY INSURANCE

C55566- 130 JP ID: BQ

DATE 130 DD/YYYY)

02/18/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
VFIS of New Jersey
706 County Road 513
Pittstown, NJ 08867
VFIS of New Jersey

CONTACT NAME: Pamela A. Brown
PHONE (A/C No Ext): 800-233-1957 FAX (A/C No): 717-747-7028
E-MAIL ADDRESS: pbrown@vfis.com

INSURED Whitehouse Fire Company#1, Inc.
Mr. David Hill, Secretary
PO Box 215 271 Main St.
Whitehouse Station, NJ 08889

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A: VFIS -American Alternative Ins
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
GENERAL LIABILITY						
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	VFIS-TR-2065666-08	11/05/2019	11/05/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000
A	<input checked="" type="checkbox"/> Temp Liquor inclu		VFIS-TR-2065666-08	11/05/2019	11/05/2020	PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY FRO. LOCT LOC						
AUTOMOBILE LIABILITY						
A	<input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	VFIS-TR-2065666-08	11/05/2019	11/05/2020	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE	VFIS-TR-2065666-08	11/05/2019	11/05/2020	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 4,000,000
OLD <input checked="" type="checkbox"/> RETENTION \$						
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) if yes, describe under DESCRIPTION OF OPERATIONS below				Y/N	N/A	WC STATU-TON: LIMITS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Certificate holder is included as an additional insured for the General Liability coverage per form VGL101. Insured will be having a coin toss in town of Whitehouse Station, Main Street/Route 523, NJ on 06/05/20 and 06/06/20 with rain dates of 06/12/20 and 06/13/20.

CERTIFICATE HOLDER**CANCELLATION**

READI-3

Readington Township
509 Route 523
Whitehouse Station, NJ 08889

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Pamela A. Brown

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Bridges | Highways | Construction Management | Construction Inspection |
Dams | Geotechnical | Hydraulics/Hydrology | Water/Wastewater |
Stormwater Management | Surveying | Planning | Landscape Architecture

Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E., P.P., CME, CPWM
Samuel D. Costanzo, P.E. & P.P.
Cynthia V. Norfleet, COO
Mark A. Bahnick, P.E.
Lawrence M. Diffley, P.E., PTOE
Michael K. Ford, P.E., P.P.
Jeffrey W. Munzing, P.E.
Stanley J. Schrek, P.E., A.I.A., P.P., CME, LEED AP
Herbert J. Seeburger, Jr., P.E., CME, CPWM

March 30, 2020

Vita Mekovetz, Administrator/Municipal Clerk
Township of Readington
509 Route 523
Whitehouse Station, NJ 08889

Re: **Major Subdivision**
Performance Guarantee Release
Block 42 Lots 9&10
Readington Township, Hunterdon County

Dear Vita:

I am in receipt of a letter from Robert & Grace Kiever dated March 9, 2020, wherein they request release of the performance guarantee for the above referenced project.

Based upon inspections performed under my direction, I have determined that all of the improvements have been installed and completed in accordance with the approved subdivision plans.

Our records indicate the project is covered by the following performance guarantees:

Bond or Check	Original Bonded Amount @ 120%	Recommended Reduction for Work Completed	Remaining Performance Guaranty @ 120%
Letter of Credit	\$64,174.00	\$64,174.00	\$0
Bank Check	\$7,130.00	\$7,130.00	\$0
Total	\$71,304.00	\$71,304.00	\$0

The Township Committee may, by Resolution, approve the improvements I have determined to be complete and satisfactory.

The performance guarantee should not be released until a 2-year maintenance guarantee, in the amount of \$29,710.05, is submitted for approval by our office and the Township Attorney's office.

Very truly yours,

Robert J. Clerico, PE, CME
Readington Township Engineer

VanCleafEngineering.com

Please Reply To:

WESTERN NJ OFFICE
1128 Route 31 • Lebanon NJ 08833
908.735.9500 • Fax: 908.735.6364

With Other Offices In:

Hillsborough NJ • Mt. Arlington NJ • Freehold NJ • Phillipsburg NJ
Toms River NJ • Hamilton NJ • Doylestown PA • Bethlehem PA
Mechanicsburg PA • Leesport PA • Newark DE

FILE

**INTER-OFFICE MEMORANDUM
READINGTON TOWNSHIP
WHITEHOUSE STATION, NEW JERSEY 08889**

DATE: March 18, 2020

TO: Rob O'Brien, Engineer

FROM: Vita Mekovetz, RMC/MMC/QPA
Administrator/Municipal Clerk

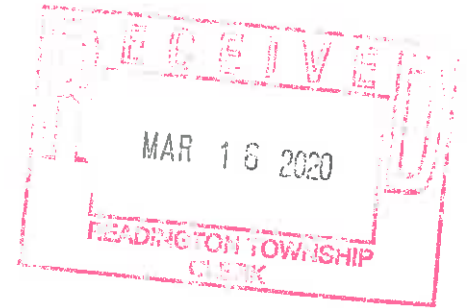
SUBJECT: REQUEST TO TRANSITION PERFORMANCE BOND
INTO TWO-YEAR MAINTENANCE GUARANTEE
Kiever Subdivision – Wyckoff Road
Block 42, Lots 9, 9.01, 9.02, 9.03, 9.04 & 10

The attached request to transition a performance bond into a two year maintenance for the above referenced was received in this office on March 16, 2020. Please review and advise when this matter can be placed on the agenda.

Thank you.

VM:kp
Attachment
depclk/bondrel

Robert P. Kiever, Jr.
Grace C. Kiever
6 Old Readington Road
Whitehouse Station, NJ 08889
908-334-3232



March 9, 2020

Vita Mekovetz, Municipal Clerk
Readington Township
509 Route 523
Whitehouse Station NJ 08889

Reference: Wyckoff Road Subdivision

Dear Ms. Mekovetz,

This letter is to request that the Wyckoff Road Subdivision be placed on the agenda of the April 2020 Readington Township Committee meeting.

All items required by the township have been inspected by Robert O'Brien, P.E., CME, Readington Township Engineer.

As per Township of Readington Resolution R-2006-41, we have a Cash Performance Guarantee Check and Irrevocable Letter of Credit for the Performance Bond and request approval from the committee to transition from the Performance Bond to a two-year Maintenance Guarantee.

Please call if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to be "Robert P. Kiever, Jr.", written in a cursive style.

A handwritten signature in black ink, appearing to be "Grace Kiever", written in a cursive style.

Robert P. Kiever, Jr. and Grace Kiever

cc: Readington Twp Engineer Robert O'Brien: robrien@vcea.org
Fulton Bank Global Trade Officer Korrine Stokrp: kstokrp@fultonbank.com



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Bridges | Highways | Construction Management | Construction Inspection |
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Stormwater Management | Surveying | Planning | Landscape Architecture

Neil I. Van Cleef, P.E., L.S. & P.P.
Robert J. Clerico, P.E., P.P., CME, CPWM
Samuel D. Costanzo, P.E. & P.P.
Cynthia V. Norfleet, COO
Mark A. Bahnick, P.E.
Lawrence M. Diffley, P.E., PTOE
Michael K. Ford, P.E., P.P.
Jeffrey W. Munzing, P.E.
Stanley J. Schrek, P.E., A.I.A., P.P., CME, LEED AP
Herbert J. Seeburger, Jr., P.E., CME, CPWM

To: Jonathan Heller
Engineering Liaison

From: Robert J. Clerico, PE, CME
Readington Township Engineer

Date: **April 6, 2020 meeting date**

Page: 1 of 2

cc: Scott Jesseman, DPW

Subject: Municipal Engineer's Monthly Report

The following is my report for the period February 26 – **April 1, 2020**

1. Active Development Application Construction Projects:

- a) Toll Brothers - Regency at Readington Major Subdivision & Site Plan, Block 36 Lot 49. – On going.
- b) B 38 Lot 54.11, 54.12 (Renda) – 12 Lot subdivision – Sophie street extension. April 8, 2019 – Developer submitted data on fire tank. Completion of roadway on hold due to weather. 06/04/19 – Fire tank installed and inspected by Township Fire Official.
- c) Block 32 Lot 12 – Willows at Whitehouse Station – 02/10/20 – Units within Buildings 1 & 3 occupied. Developer working to complete Community Building, remaining sidewalk, curb repairs. **03/23/20 – Units within Building 2&6 occupied.**

2. Outside Agency Projects

- a) Replacement of Bridge RT-16 – County Rt 523 over North Branch Rockaway Creek – 09/21/16 – County revising plans to provide for two (2) left turn lanes and one (1) right turn lane from Hall's Mill Road onto Route 523. Per County website, construction work scheduled to begin 04/01/20.

3. Residents' Complaints

- a) Flooding - RT 22 Culvert Cleaning near Merck entrance. 11/30/17 – work on-hold until January 2017 due to permit restrictions. 03/14/18 – Work on hold due to funding issues. 05/11/18 – Following up with DEP on status of flood hazard permit.

4. Township Projects

- a) Harlan School Road - 02/15/20 – Recommendation of award to Top Line Construction. **03/26/20 – Pre construction meeting held. Top Line scheduled to begin work on 04/13/20.**
- b) Township open space – Silver Bit & Spur Farm –
11/28/19 – Property owner completed installation of gravel driveway connection to existing asphalt driveway.
- c) Oakland Pump Station –01/02/20 – Recommendation of award to DeMaio Electric. 02/05/20 – Pre-construction meeting held with DeMaio electric to review project scope, start/completion dates, submittal requirements. **03/23/20 – Working to review various submittals from contractor.**

5. Other

- a) NJDEP Tier A – Municipal Stormwater Regulations – 02/12/20 – Working with Environmental Commission to determine local public education points earned in 2019 in preparation for submission of annual report to NJDEP.
- b) NJDOT State Aid Projects. 02/18/20 – Prepared funding estimates for Old Hwy 28 & School Rd – preparing plans & specifications for submission to DOT for review & approval. **03/31/20 – Sent State Aid Contract Document Submission to NJDOT for review and approval.**
- c) 01/08/20 – Grading & drainage issue between B 36 L 49 (Regency at Readington) and B 36 L 48 (The Farm) – Regency has revised the finished grades near the common property line with The Farm and the grading now complies with the approved grading plan. The Farm property has been notified that it must now bring its site grading into compliance with its approved grading plan. **03/23/20 – No work has taken place on the Farm property to bring the site into compliance with its approved grading plan.**

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the property located at Block 39, Lot 10 (26 Ridge Road) was donated to Readington Township on December 24, 2019, and

WHEREAS, the now-prior owner has requested a refund of the property taxes paid for the time period of December 24 – December 31, 2019, and

WHEREAS, the 2019 per diem property taxes for Block 39, Lot 10 are \$0.31874, and

WHEREAS, the amount of property taxes for Block 39, Lot 10 for the time period of December 24 – December 31, 2019 are \$2.55.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer is hereby authorized to refund \$2.55 to The Estate of Gene Gallo.

Michael C. Balogh, CMFO/CTC

Date

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 4, Lot 22.01 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$34,339.44, plus a premium paid in the amount of \$62,000.00, known as Tax Sale Certificate #2019-001, to the lienholder, US Bank Cust Tower DB IX 2019-1.

Michael C. Balogh, CMFO/CTC

Date

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Received Date Range: 03/12/20 to 04/01/20
 Include Non-Budgeted: Y

Open: N Paid: Y Void: N
 Rcvd: Y Held: N Aprv: Y
 Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
A0188 AFLAC												
	20-00711	03/17/20	DISABILITY PLAN SUB 03/2020									
	1		DISABILITY PLAN SUB CX059	56.60	X-06- -095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
	2		DISABILITY PLAN SUB NB336	99.86	X-06- -095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
				156.46								
			Vendor Total:	156.46								
A159 A TO Z JANITORIAL SUPPLY, INC.												
	20-00590	03/05/20	INVOICE# 0013153									
	1		INVOICE# 0013153	1,140.23	0-01- -110-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		0013153	N
			Vendor Total:	1,140.23								
A211 ATLANTIC TACTICAL, INC												
	20-00582	03/05/20	INVOICE #90244030									
	1		INVOICE #90244030	36.00	0-01- -201-229	B UNIFORMS & CLOTHING	R	03/05/20	04/01/20		90244030	N
			Vendor Total:	36.00								
A239 AMBASSADOR TRANSLATING, INC.												
	20-00567	03/04/20	TRANSLATOR SERVICES 02/2020									
	1		58364 TRANSLATOR 02/27/2020	262.00	0-01- -107-212	B CONTRACT SERVICES	R	03/04/20	04/01/20		58364	N
	2		58336 TRANSLATOR 02/20/2020	262.00	0-01- -107-212	B CONTRACT SERVICES	R	03/04/20	04/01/20		58336	N
				524.00								
			Vendor Total:	524.00								
A251 ALLIED OIL												
	20-00548	03/02/20	GASOLINE INVOICES 02/2020									
	1		14631178 UNLEADED RFG GAS	2,071.78	0-01- -702-004	B GASOLINE	R	03/02/20	03/17/20		14631178	N

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
A251 ALLIED OIL Continued													
	20-00548	03/02/20	GASOLINE INVOICES 02/2020			Continued							
	2	14648082	DULSD + WINTER ADD	2,637.98	0-01-	-702-004	B GASOLINE	R	03/02/20	03/17/20		14648082	N
				<u>4,709.76</u>									
20-00655 03/11/20 GASOLINE INVOICES 02,03/2020													
	1	14654765	UNLEADED RFG GAS	3,335.46	0-01-	-702-004	B GASOLINE	R	03/11/20	03/19/20		14654765	N
	2	14683933	DULSD + WINTER ADD	2,655.49	0-01-	-702-004	B GASOLINE	R	03/11/20	03/19/20		14683933	N
	3	14683914	UNLEADED RFG GAS	2,735.09	0-01-	-702-004	B GASOLINE	R	03/11/20	03/19/20		14683914	N
				<u>8,726.04</u>									
	Vendor Total:			13,435.80									
A276 ANIMAL CONTROL SOLUTIONS, LLC													
	20-00118	01/15/20	2020 MONTHLY SERVICE			B							
	5	04/2020	MONTHLY SERVICE	2,208.00	X-03-	-720-021	B DOG TRUST	R	01/15/20	03/19/20		2478	N
20-00563 03/03/20 #2556 ANIMAL DISPOSAL													
	1	#2556	ANIMAL DISPOSAL	50.00	X-03-	-720-021	B DOG TRUST	R	03/03/20	03/17/20		2556	N
	Vendor Total:			2,258.00									
A326 ACTION UNIFORM CO. LLC													
	20-00719	03/18/20	INVOICE #25689										
	1	INVOICE #25689		315.00	0-01-	-201-229	B UNIFORMS & CLOTHING	R	03/18/20	04/01/20		25689	N
	Vendor Total:			315.00									
A374 FIRST NET (AT&T)													
	20-00761	03/26/20	ACCT 287286179312 03/2020 BILL										
	1	ACCT 287286179312	03/2020 BILL	94.76	0-01-	-702-002	B TELEPHONE	P 27192	03/26/20	03/26/20	03/26/20		N
	Vendor Total:			94.76									

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
A396 AT&T MOBILITY												
	20-00762	03/26/20	ACCT #287288800337 03/2020									
	1	ACCT #287288800337	03/2020	6.48	0-01- -702-002	B TELEPHONE	P 27193	03/26/20	03/26/20	03/26/20		N
	Vendor Total:			6.48								
A398 AMAZON.COM												
	20-00474	02/24/20	POLICE SUPPLIES									
	1	#111-6139803-0554612	POLICE	61.98	0-01- -201-228	B MATERIALS & SUPPLIES	R	02/24/20	03/19/20		883654965379	N
	2	#114-0384055-4645065	POLICE	293.95	0-01- -201-204	B COMPUTER/OTHER SUPPLIES	R	03/02/20	03/19/20		745935464848	N
	3	#112-9075907-1491403	POLICE	71.24	0-01- -201-204	B COMPUTER/OTHER SUPPLIES	R	03/02/20	03/19/20		488633394467	N
	4	DRAWER DIVIDER	FINANCE	15.98	0-01- -103-201	B OFFICE SUPPLIES	R	03/19/20	03/19/20		446579837954	N
	5	BANKER BOXES	FINANCE	27.81	0-01- -103-201	B OFFICE SUPPLIES	R	03/19/20	03/19/20		685468939894	N
				470.96								
	Vendor Total:			470.96								
A403 ARELI GROUP LLC												
	20-00612	03/05/20	ONLINE REGISTRATION									
	1	UPDATE DEPOSIT		4,695.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/05/20	03/18/20		1411	N
	Vendor Total:			4,695.00								
A404 AMAZING AMUSEMENTS &												
	20-00613	03/05/20	MEMORIAL DAY									
	1	DEPOSIT		712.50	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/05/20	03/18/20		949A	N
	Vendor Total:			712.50								
B027 BANISCH ASSOCIATES, INC.												
	20-00666	03/13/20	SPECIAL MASTER HNT-L-301-15									
	1	SPECIAL MASTER HNT-L-301-15		3,391.00	X-03- -732-001	B SPECIAL MASTER HNT L301-15 001001	R	03/13/20	03/26/20		P19-30079	N
	Vendor Total:			3,391.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
B240 BINSKY & SNYDER SERVICES, LLC												
	20-00610	03/05/20	INVOICE# 0074992 VAV14 REPAIR									
	1		INVOICE# 0074992 VAV14 REPAIR	1,852.85	0-01- -110-213	B BLDG SERVICES & REPAIRS	R	03/05/20	04/01/20		0074992	N
			Vendor Total:	1,852.85								
B270 BCI TRUCK INC.												
	20-00577	03/05/20	MULTIPLE INVOICES (5) 18847									
	1		INVOICE# 18847 TRK# 47 HEATER	401.84	0-01- -301-238	B VEHICLE PARTS	R	03/05/20	03/18/20		18847	N
	2		INVOICE# 18881 TRK# 31 COUPLNG	76.97	0-01- -301-238	B VEHICLE PARTS	R	03/05/20	03/18/20		18881	N
	3		INV# 19244 TRK# 45 GRAYSTONE	5.22	0-01- -301-238	B VEHICLE PARTS	R	03/05/20	03/18/20		19244	N
	4		INVOICE# 19268 FRONT OIL	46.00	0-01- -301-238	B VEHICLE PARTS	R	03/05/20	03/18/20		19268	N
	5		INVOICE# 83020 TRK# 31 TURBO	486.00	0-01- -301-238	B VEHICLE PARTS	R	03/05/20	03/18/20		83020	N
				1,016.03								
			Vendor Total:	1,016.03								
B284 TOWN MEDIA/CREATIVE RESOURCES												
	20-00037	01/10/20	2020 READINGTON NEWS PAGE			B						
	5		04/2020 READINGTON NEWS PAGE	864.00	0-01- -101-216	B LEGAL ADVERTISING	R	01/10/20	03/19/20			N
			Vendor Total:	864.00								
B355 BATTERIES PLUS BULBS												
	20-00635	03/11/20	INVOICE #P18864347									
	1		INVOICE #P18864347	60.00	0-01- -201-201	B OFFICE & PRINTING SUPPLIES	R	03/11/20	03/26/20		P18864347	N
			Vendor Total:	60.00								
B394 BEYER FLEET LLC												
	20-00645	03/11/20	INVOICE #57107									
	1		INVOICE #57107	350.06	0-01- -201-235	B VEHICLE PARTS	R	03/11/20	03/26/20		57107	N
			Vendor Total:	350.06								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
C009 COOPER ELECTRIC SUPPLY COMPANY												
	20-00686	03/16/20	LIBRARY LEDLESCENT LIGHT									
	1		LIBRARY LEDLESCENT LIGHT	187.50	0-01- -110-213	B BLDG SERVICES & REPAIRS	R	03/16/20	03/26/20		S039971519.001	N
	Vendor Total:			187.50								
C055 COURIER NEWS - NJ PRESS MEDIA												
	20-00668	03/13/20	INV #3241505 LEGAL ADS 02/2020									
	1		4078161 BUDGET MEET 3/5	7.74	0-01- -101-216	B LEGAL ADVERTISING	P 27094	03/13/20	03/13/20	03/17/20	4078161	N
	Vendor Total:			7.74								
C298 COMCAST												
	20-00760	03/26/20	TELEPHONE BILLS 03/2020									
	1		8499052960088021 COURT	246.77	0-01- -702-002	B TELEPHONE	P 27194	03/26/20	03/26/20	03/26/20		N
	2		8499052960088013 COURT	253.76	0-01- -702-002	B TELEPHONE	P 27194	03/26/20	03/26/20	03/26/20		N
	3		8499052960088005 DPW	208.16	0-01- -702-002	B TELEPHONE	P 27194	03/26/20	03/26/20	03/26/20		N
				<u>708.69</u>								
	20-00808	04/01/20	TELEPHONE BILLS 03/2020									
	4		8499052960071449 POLICE	396.56	0-01- -702-002	B TELEPHONE	R	04/01/20	04/01/20			N
	5		8499052960013862 READ TWP	49.98	0-01- -702-002	B TELEPHONE	R	04/01/20	04/01/20			N
				<u>446.54</u>								
	Vendor Total:			1,155.23								
C381 CRAYOLA LLC												
	20-00652	03/11/20	SUMMER REC TRIP									
	1		DEPOSIT 7-21	113.76	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/11/20	04/01/20		5176366	N
	Vendor Total:			113.76								
C503 COX PRINTERS												
	20-00633	03/11/20	INVOICE #7606									
	1		INVOICE #7606	95.00	0-01- -201-201	B OFFICE & PRINTING SUPPLIES	R	03/11/20	03/19/20		7606	N
	Vendor Total:			95.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
C525 CONWAY, JAMES												
	19002883	11/13/19	RUTGERS SAFETY									
	1		RUTGERS	45.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	11/13/19	03/17/20			N
	Vendor Total:			45.00								
D010 DELTA DENTAL OF N.J. INC.												
	20-00700	03/17/20	EMPLOY DENTAL COVERAGE 04/2020									
	1		EMPLOY DENTAL COVERAGE 04/2020	9,691.77	0-01- -117-702	B DENTAL INSURANCE	P 27191	03/17/20	03/17/20	03/17/20	368858	N
	Vendor Total:			9,691.77								
D043 DARROW'S SPORTING EDGE, INC.												
	20-00639	03/11/20	INVOICE #010320									
	1		INVOICE #010320	300.00	0-01- -201-229	B UNIFORMS & CLOTHING	R	03/11/20	03/19/20		010320	N
	Vendor Total:			300.00								
D083 DITSCHMAN FLEMINGTON FORD												
	20-00683	03/16/20	INVOICE# 222821 TRK# 25									
	1		INVOICE# 222821 TRK# 25	956.03	0-01- -301-235	B VEHICLE REPAIRS	R	03/16/20	04/01/20		222821	N
	Vendor Total:			956.03								
D088 SHARON A. DRAGAN, ESQ.												
	20-00373	02/10/20	2020 PROFESSIONAL SERVICES			B						
	5	04/2020	PROFESSIONAL SERVICES	10,760.00	0-01- -106-283	B TOWNSHIP GENERAL - LEGAL	R	02/10/20	03/19/20			N
	Vendor Total:			10,760.00								
D134 DiFRANCESCO BATEMAN, PC												
	20-00676	03/16/20	TAX APPEALS BILLING 02/2020									
	1		159271 HUNTERDON MEDICAL	96.00	0-01- -106-281	B TAX APPEALS (ASSESSORS OFFICE)	R	03/16/20	04/01/20		159271	N
	2		159272 MERCK, SHARP & DOHME	1,264.00	0-01- -106-281	B TAX APPEALS (ASSESSORS OFFICE)	R	03/16/20	04/01/20		159272	N
	4		159273 FH GOLF PARTNERS	128.00	0-01- -106-281	B TAX APPEALS (ASSESSORS OFFICE)	R	03/16/20	04/01/20		159273	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
D134 DiFRANCESCO BATEMAN, PC											
	20-00676	03/16/20	TAX APPEALS BILLING	02/2020	Continued						
	5	159274	SOMERVILLE ASSOC	261.52	0-01- -106-281	R	03/16/20	04/01/20		159274	N
				<u>1,749.52</u>							
			Vendor Total:	1,749.52							
D144 DRIVERS TIRE & SERVICE CENTER											
	20-00579	03/05/20	INVOICE #73748								
	1		INVOICE #73748	99.95	0-01- -201-232	R	03/05/20	03/18/20		73748	N
	2		INVOICE #73976	99.95	0-01- -201-232	R	03/05/20	03/18/20		73976	N
				<u>199.90</u>							
			Vendor Total:	199.90							
D206 DEER CARCASS REMOVAL											
	20-00734	03/20/20	INV #258 - 02/2020 SERVICES								
	1		INV #258 - 02/2020 SERVICES	192.00	0-01- -301-284	R	03/20/20	03/20/20		258	N
			Vendor Total:	192.00							
D227 DEWIRE, CHRISTOPHER											
	20-00741	03/20/20	REIMBURSEMENT - TRAINING								
	1		REIMBURSEMENT - TRAINING	173.28	0-01- -201-208	R	03/20/20	03/20/20			N
	2		REIMBURSEMENT - TRAINING	834.66	0-01- -201-208	R	03/20/20	03/20/20			N
				<u>1,007.94</u>							
			Vendor Total:	1,007.94							
D357 DEMPSEY UNIFORM & LINEN SUPPLY											
	20-00679	03/16/20	FEBRUARY 2020 INVOICES								
	1		INVOICE# 16864719	62.93	0-01- -110-212	R	03/16/20	04/01/20		16864719	N
	2		INVOICE# 16872615	62.82	0-01- -110-212	R	03/16/20	04/01/20		16872615	N
	3		INVOICE# 16880307	62.60	0-01- -110-212	R	03/16/20	04/01/20		16880307	N

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
D357 DEMPSEY UNIFORM & LINEN SUPPLY Continued													
	20-00679	03/16/20	FEBRUARY 2020 INVOICES			Continued							
	4		INVOICE# 16888229	62.49	0-01-	-110-212	B	CONTRACT SERVICES	R	03/16/20	04/01/20	16888229	N
				250.84									
			Vendor Total:	250.84									
D363 D&J TRUCK AND RV REPAIR, LLC													
	20-00592	03/05/20	INVOICE# 2461 TRK# 35										
	1		INVOICE# 2461 TRK# 35	191.74	0-01-	-301-235	B	VEHICLE REPAIRS	R	03/05/20	03/17/20	2461	N
			Vendor Total:	191.74									
E014 NJ AMERICAN WATER													
	20-00807	04/01/20	WATER BILL 03/2020										
	1		1018-210022800489 509 RT 523	7,966.18	0-01-	-701-001	B	FIRE HYD-ELIZABETHTOWN WATER	R	04/01/20	04/01/20		N
			Vendor Total:	7,966.18									
E153 ENGINEERING & LAND PLANNING													
	20-00812	04/01/20	DEVELOPERS ESCROW INVOICES										
	1		21870 COUNTRYSIDE VET 72/23.02	1,667.70	X-03-	-730-854	B	72/23.02 COUNTRYSIDE VET HOSP	R	04/01/20	04/01/20	21870	N
	2		21993 PNC BANK 5/6	345.00	X-03-	-730-811	B	5/6 PNC BANK	R	04/01/20	04/01/20	21993	N
				2,012.70									
			Vendor Total:	2,012.70									
E170 ENERGY CONTROL TECHNOLOGIES													
	20-00608	03/05/20	ORDER# 37342 VAV BELIMO B309										
	1		ORDER# 37342 VAV BELIMO VALVE	126.00	0-01-	-110-217	B	EQUIPMENT REPAIRS	R	03/05/20	04/01/20	INV458	N
			Vendor Total:	126.00									
E172 ESPOSITO'S ELECTRIC													
	19002379	09/18/19	STICKNEY MUSEUM UTILITY POLES			B							
	3		INSTALL UTILITY POLES AND WIRE	27,100.00	X-18-	-005-004	B	MUNI BLDG IMPROVEMENTS	R	09/18/19	03/18/20	98452	N
			Vendor Total:	27,100.00									

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl			
F005 FEDEX															
	20-00667	03/13/20	1584-5655-9 SHIPMENTS 02/2020												
	1		1584-5655-9 SHIPMENTS 02/2020	37.04	0-01-	-101-202	B	POSTAGE	P	27114	03/13/20	03/13/20	03/17/20	6-950-36163	N
	Vendor Total:			37.04											
F021 FLEMINGTON DEPARTMENT STORE															
	19003337	12/31/19	OEM JACKETS, GLOVES												
	1		OEM 48001-019 JACKET LARGE	226.25	9-01-	-824-243	B	EDUCATION/TRAINING	R	12/31/19	03/18/20		72852		N
	2		OEM 48001-019 JACKET 4XL	256.25	9-01-	-824-243	B	EDUCATION/TRAINING	R	12/31/19	03/18/20		72852		N
	3		OEM FINGER FASHION 470 GLOVE	170.50	9-01-	-824-243	B	EDUCATION/TRAINING	R	12/31/19	03/18/20		72852		N
	4		OEM SEIRUS GLOVES 8163	59.30	9-01-	-824-243	B	EDUCATION/TRAINING	R	12/31/19	03/18/20		72852		N
				<u>712.30</u>											
	20-00264	01/30/20	2020 CLOTHING ALLOW- T.APGAR			B									
	2		2020 CLOTHING ALLOW- T.APGAR	367.87	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		515886		N
	3		2020 CLOTHING ALLOW- T.APGAR	79.98	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		283699		N
				<u>447.85</u>											
	20-00267	01/30/20	2020 CLOTHING ALLOW- S.DeBRAY			B									
	2		2020 CLOTHING ALLOW- S.DeBRAY	200.54	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		283021		N
	20-00270	01/30/20	2020 CLOTHING ALLOW- J.GASKILL			B									
	2		2020 CLOTHING ALLOW- J.GASKILL	255.93	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		281363		N
	3		2020 CLOTHING ALLOW- J.GASKILL	22.49	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		281616		N
	4		2020 CLOTHING ALLOW- J.GASKILL	254.93	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		517444		N
				<u>533.35</u>											
	20-00278	01/30/20	2020 CLOTHING ALLOW- E.SANTO			B									
	2		2020 CLOTHING ALLOW- E.SANTO	364.89	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		283184		N
	20-00281	01/30/20	2020 CLOTHING ALLOW- TSOPELAS			B									
	2		2020 CLOTHING ALLOW- TSOPELAS	52.95	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		515925		N
	3		2020 CLOTHING ALLOW- TSOPELAS	17.00	0-01-	-301-229	B	UNIFORMS & CLOTHING	R	01/30/20	03/19/20		281594		N
				<u>69.95</u>											
	20-00576	03/05/20	INVOICE #72737												
	1		INVOICE #72737	107.99	0-01-	-201-229	B	UNIFORMS & CLOTHING	R	03/05/20	03/20/20		72737		N

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F021 FLEMINGTON DEPARTMENT STORE Continued													
	20-00576	03/05/20	INVOICE #72737				Continued						
	2		INVOICE #72739	107.99	0-01-	-201-229	B UNIFORMS & CLOTHING	R	03/05/20	03/20/20		72739	N
				215.98									
			Vendor Total:	2,544.86									
F030 FOX LUMBER													
	20-00586	03/05/20	TRANSACTION #631073										
	1		TRANSACTION #631073	40.06	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		631073	N
	2		TRANSACTION #631154	84.39	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		631154	N
	3		TRANSACTION #631155	72.09	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		631155	N
				196.54									
	20-00637	03/11/20	TRANS #631214										
	1		TRANS #631214	274.39	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/11/20	03/26/20		631214	N
	2		TRANS #631215	17.53	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/11/20	03/26/20		631215	N
	3		TRANS #631317	3.40	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/11/20	03/26/20		631317	N
	4		TRANS #631336	136.55	0-01-	-201-228	B MATERIALS & SUPPLIES	R	03/11/20	03/26/20		631336	N
				431.87									
			Vendor Total:	628.41									
F109 FERRIERO ENGINEERING, INC.													
	20-00632	03/11/20	SOIL WITNESS, MISC 02/2020										
	1		87656 READ BREWERY 76/5	348.50	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87656	N
	2		87657 BARCHI 10/16	348.50	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87657	N
	3		87658 CLAUSE 53/15	348.50	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87658	N
	4		87661 HARDISON 38/59	348.50	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87661	N
	5		87663 READ/READINGTON 39/53	583.00	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87663	N
	6		87664 CLAPP 73/2	583.00	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87664	N
	7		87665 CICHOWSKI 64/12	583.00	0-01-	-501-824	B SOIL LOG TESTING	R	03/11/20	03/20/20		87665	N
	8		87659 MISC 02/2020	126.00	0-01-	-501-212	B CONTRACT SERVICES	R	03/11/20	03/20/20		87659	N
				3,269.00									
	20-00675	03/16/20	BOH ESCROW INVOICES										
	2		87662 VERANO 14/49	441.00	X-03-	-715-011	B BOARD OF HEALTH ESCROW	R	03/16/20	03/26/20		87662	N

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Item Description	Amount	Charge Account	Acct Type Description								
F109 FERRIERO ENGINEERING, INC. Continued											
20-00675 03/16/20 BOH ESCROW INVOICES		Continued									
3 87660 STRUNK 56/12	31.50	X-03- -715-011	B BOARD OF HEALTH ESCROW	R	03/16/20	03/26/20		87660			N
	<u>472.50</u>										
Vendor Total:	3,741.50										
F202 FIRST BANKCARD (6761)											
20-00794 04/01/20 MARKETING											
1 MARKETING	353.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	04/01/20	04/01/20					N
Vendor Total:	353.00										
F241 FIREFLY TENNIS PROGRAM											
20-00603 03/05/20 AFTER SCHOOL TENNIS											
1 AFTER SCHOOL TENNIS	7,370.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/05/20	03/18/20					N
Vendor Total:	7,370.00										
F278 FIRST BANKCARD (4952)											
20-00801 04/01/20 MONTHLY BILL - 03/2020											
1 DANGEROUS DOG TAG	7.80	0-01- -101-201	B OFFICE & PRINTING SUPPLIES	R	04/01/20	04/01/20					N
2 WAYFAIR CODE FURNITURE	<u>1,811.01</u>	0-01- -023-205	B EQUIPMENT & FURNITURE	R	04/01/20	04/01/20					N
	1,818.81										
Vendor Total:	1,818.81										
F296 FIRST BANKCARD (2642)											
20-00795 04/01/20 MARKETING											
1 MARKETING	263.36	X-05- -010-012	B DUE FROM RECREATION TRUST	R	04/01/20	04/01/20					N
Vendor Total:	263.36										
G003 JERSEY CENTRAL POWER & LIGHT											
20-00699 03/16/20 ELECTRIC BILLS 03/2020											
1 100041553015 RT 523	31.38	0-01- -702-001	B ELECTRICITY	P	27187 03/16/20	03/16/20	03/17/20				N
2 100051221792 VAN HORNE PUMP	211.36	0-01- -702-001	B ELECTRICITY	P	27187 03/16/20	03/16/20	03/17/20				N
3 100069893962 29 RAILROAD AVE	66.33	0-01- -702-001	B ELECTRICITY	P	27187 03/16/20	03/16/20	03/17/20				N

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
G003 JERSEY CENTRAL POWER & LIGHT Continued													
	20-00699	03/16/20	ELECTRIC BILLS 03/2020				Continued						
	4	100048308009	405 RT 22 EAST	3.10	0-01-	-702-001	B ELECTRICITY	P 27187	03/16/20	03/16/20	03/17/20		N
	5	100049120320	287 MOUNTAIN RD	1,737.04	0-01-	-702-001	B ELECTRICITY	P 27187	03/16/20	03/16/20	03/17/20		N
	6	100060716527	LOMAR PROPERTY	4.84	0-01-	-702-001	B ELECTRICITY	P 27187	03/16/20	03/16/20	03/17/20		N
	7	100003476718	POTTERSTOWN RD	8.20	0-01-	-702-001	B ELECTRICITY	P 27187	03/16/20	03/16/20	03/17/20		N
				<u>2,062.25</u>									
	20-00763	03/26/20	ELECTRIC BILLS 03/2020										
	8	100053029953	HORSE BARN	3.42	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
	9	100002513670	MAIN ST LIBRARY	399.76	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
	10	100047405509	RT 31	98.33	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
	11	100053842231	114 DREAHOOK RD	4.05	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
	12	100049015488	CORNHUSKERS PARK	3.10	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
	14	100002995395	STREET LIGHTING	64.06	0-01-	-303-001	B MONTHLY SERVICE	P 27195	03/26/20	03/26/20	03/26/20		N
	15	100002995353	STREET LIGHTING	647.82	0-01-	-303-001	B MONTHLY SERVICE	P 27195	03/26/20	03/26/20	03/26/20		N
	16	100002995296	STREET LIGHTING	229.23	0-01-	-303-001	B MONTHLY SERVICE	P 27195	03/26/20	03/26/20	03/26/20		N
	17	100002995247	STREET LIGHTING	1,350.03	0-01-	-303-001	B MONTHLY SERVICE	P 27195	03/26/20	03/26/20	03/26/20		N
	18	100057841247	RTE 31 HWY LGHTS	2.88	0-01-	-702-001	B ELECTRICITY	P 27195	03/26/20	03/26/20	03/26/20		N
				<u>2,802.68</u>									
	20-00810	04/01/20	ELECTRIC BILLS 03/2020										
	1	100044248043	RT 523	32.77	0-01-	-702-001	B ELECTRICITY	R	04/01/20	04/01/20			N
	3	200000010559	509 RT 523	3,605.79	0-01-	-702-001	B ELECTRICITY	R	04/01/20	04/01/20			N
				<u>3,638.56</u>									
			Vendor Total:	8,503.49									
G004 GANN LAW BOOKS													
	20-00462	02/24/20	2020 NJ ZONING & LAND USE BOOK										
	1	2020 NJ ZONING & LAND USE BOOK		444.00	0-01-	-111-203	B BOOKS & PERIODICALS	R	02/24/20	03/17/20		D631279	N
	2	SHIPPING		11.00	0-01-	-111-203	B BOOKS & PERIODICALS	R	02/24/20	03/17/20		D631279	N
				<u>455.00</u>									
			Vendor Total:	455.00									

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
G046 GEBHARDT & KIEFER, P.C.												
	20-00669	03/13/20	2020 SOLBERG APPEAL		B							
	2	72425	SOLBERG APPEAL 01/2020	10,522.35	0-01-	-106-283	B TOWNSHIP GENERAL - LEGAL	R	03/13/20	03/17/20	72425	N
	20-00670	03/13/20	72423 READ REALTY HOLD 01/2020									
	1	72423	READ REALTY HOLD 01/2020	848.07	0-01-	-106-283	B TOWNSHIP GENERAL - LEGAL	R	03/13/20	03/17/20	72423	N
	20-00671	03/13/20	72424 ROSEDALE,ROSEHILL 01/20									
	1	72424	ROSEDALE,ROSEHILL 01/20	9,297.36	0-01-	-106-283	B TOWNSHIP GENERAL - LEGAL	R	03/13/20	03/17/20	72424	N
	Vendor Total:			20,667.78								
G051 GRAINGER												
	20-00583	03/05/20	INVOICE# 9451893342									
	1		INVOICE# 9451893342	67.59	0-01-	-110-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20	9451893342	N
	Vendor Total:			67.59								
G127 GARDEN STATE VINYL DESIGNS LLC												
	20-00648	03/11/20	INVOICE #3417									
	1		INVOICE #3417	525.00	0-01-	-201-232	B VEHICLE REPAIRS/MAINT	R	03/11/20	04/01/20	3417	N
	Vendor Total:			525.00								
G175 GREENWAY CAR WASH LLC												
	20-00649	03/11/20	CAR WASHES - POLICE DEPARTMENT									
	1		CAR WASHES - POLICE DEPARTMENT	110.54	0-01-	-201-298	B CAR WASH,CALIBRATION & TOWING	R	03/11/20	04/01/20	CAR WASHES - PD	N
	Vendor Total:			110.54								
G284 GENERAL PLUMBING SUPPLY, INC.												
	20-00687	03/16/20	INVOICE# S8748579.001 STICKNEY									
	1		INVOICE# S8748579.001 LIBRARY	608.39	0-01-	-110-213	B BLDG SERVICES & REPAIRS	R	03/16/20	04/01/20	S8748579.001	N
	Vendor Total:			608.39								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
G292 GRAVITY VAULT												
	20-00636	03/11/20	SUMMER REC TRIP									
	1		TEEN CAMP TRIP DEPOSIT 7-15	270.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/11/20	03/26/20		36	N
	2		SUMMER REC DEPOSIT TRIP 7-20	270.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/11/20	03/26/20		37	N
				<u>540.00</u>								
			Vendor Total:	540.00								
G308 ESTATE OF GENE GALLO												
	20-00792	04/01/20	REFUND OF TAX OVERPAYMENT									
	1		REFUND OF TAX OVERPAYMENT	2.55	X-05- -010-001	B TAX REFUNDS	R	04/01/20	04/01/20			N
			Vendor Total:	2.55								
H052 HUNTERDON COUNTY CLERKS OFFICE												
	20-00664	03/12/20	DISCHARGE AGREEMENT COAH									
	1		BLOCK 34 L 36.181 RILEY	16.00	X-03- -650-013	B HOUSING TRUST	A	03/12/20	03/12/20			N
			Vendor Total:	16.00								
H062 HUNTERDON MILL & MACHINE												
	20-00578	03/05/20	TICKET #405692									
	1		TICKET #405692	48.48	0-01- -201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		405692	N
	2		TICKET #405721	41.23	0-01- -201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		405721	N
	3		TICKET #405967	14.09	0-01- -201-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		405967	N
				<u>103.80</u>								
	20-00588	03/05/20	INVS# 405620 & 405731									
	1		INVS# 405620 THERMOLUBE	12.00	0-01- -301-228	B MATERIALS & SUPPLIES	R	03/05/20	03/18/20		405620	N
	2		INVS# 405731 FOAM SEAL	6.49	0-01- -301-248	B SMALL TOOLS	R	03/05/20	03/18/20		405731	N
				<u>18.49</u>								
	20-00680	03/16/20	MULTIPLE INVOICES (5) 406020									
	1		INVOICE# 406020 TRK# 33 STEEL	18.28	0-01- -301-238	B VEHICLE PARTS	R	03/16/20	04/01/20		406020	N
	2		INVOICE# 406122 REFILL PROPANE	110.00	0-01- -301-228	B MATERIALS & SUPPLIES	R	03/16/20	04/01/20		406122	N
	3		INVOICE# 406319 #75 STEEL	46.05	0-01- -301-238	B VEHICLE PARTS	R	03/16/20	04/01/20		406319	N
	4		INVOICE# 406399 PICKELL PK	17.67	0-01- -301-228	B MATERIALS & SUPPLIES	R	03/16/20	04/01/20		406399	N

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H062 HUNTERDON MILL & MACHINE											
	20-00680	03/16/20	MULTIPLE INVOICES (5)	406020	Continued						
	5		INVOICE# 406443 RUBBER BUMPER	4.78	0-01- -301-228	R	03/16/20	04/01/20		406443	N
				196.78							
			Vendor Total:	319.07							
H071 HUSTON LUMBER & SUPPLY CO, INC											
	20-00685	03/16/20	INVS# 02-715019 & 02-715219								
	1		INVS# 02-715019	89.92	0-01- -110-213	R	03/16/20	04/01/20		02-715019	N
	2		INVS# 02-715219	19.73	0-01- -110-213	R	03/16/20	04/01/20		02-715219	N
				109.65							
			Vendor Total:	109.65							
H073 HUNTERDON LOCK & SAFE, INC.											
	20-00598	03/05/20	INVOICE# 7514 MASTER LOCKS								
	1		INVOICE# 7514 MASTER LOCKS	69.95	0-01- -301-228	R	03/05/20	03/18/20		7514	N
			Vendor Total:	69.95							
H203 HOOVER TRUCK CENTERS											
	20-00596	03/05/20	INVOICE# 144833F TRK# 32								
	1		INVOICE# 144833F TRK# 32	144.96	0-01- -301-238	R	03/05/20	03/18/20		144833F	N
	20-00693	03/16/20	INVOICE# 145234F BRACES STK								
	1		INVOICE# 145234F BRACES STK	425.34	0-01- -301-228	R	03/16/20	03/26/20		145234F	N
			Vendor Total:	570.30							
H209 HUNTERDON COUNTY LIBRARY											
	20-00811	04/01/20	REIMB HCL- FINES PD TO LIBRARY								
	1		REIMB HCL- FINES PD TO LIBRARY	32.98	X-05- -010-013	R	04/01/20	04/01/20			N
			Vendor Total:	32.98							

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
I008 INTERSTATE BATTERY SYSTEM												
	20-00585	03/05/20	INVOICE# 363506 #74 JD 344J									
	1		INVOICE# 363506 #74 JD 344J	145.95	0-01- -301-232	B EQUIPMENT PARTS	R	03/05/20	03/18/20		363506	N
			Vendor Total:	145.95								
I080 IPVIDEO CORPORATION												
	20-00597	03/05/20	INVOICE #1785									
	1		INVOICE #1785	189.00	0-01- -201-209	B EDUCATION & TRAINING	R	03/05/20	03/26/20		1785	N
			Vendor Total:	189.00								
I081 IMAGINE THAT CHILDREN'S MUSEUM												
	20-00644	03/11/20	SUMMER REC TRIP									
	1		DEPOSIT 7-29	100.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/11/20	03/17/20			N
			Vendor Total:	100.00								
K023 KIMBALL MIDWEST												
	20-00689	03/16/20	INVOICES# 7789119									
	1		INVOICES# 7789119	589.19	0-01- -301-228	B MATERIALS & SUPPLIES	R	03/16/20	04/01/20		7789119	N
	20-00716	03/18/20	INVOICE #7788521									
	1		INVOICE #7788521	235.23	0-01- -201-235	B VEHICLE PARTS	R	03/18/20	04/01/20		7788521	N
			Vendor Total:	824.42								
L008 LAWMEN SUPPLY CO OF NJ												
	20-00653	03/11/20	QUOTE #QT1335131									
	1		QUOTE #QT1335131	5,523.48	0-01- -201-294	B AMMO, RANGE, WEAPON SUPPLIES	R	03/11/20	04/01/20		IN1439831	N
			Vendor Total:	5,523.48								
L082 LAND OF MAKE BELIEVE												
	20-00739	03/20/20	SUMMER REC TRIP									
	1		DEPOSIT 6-30	100.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/20/20	03/20/20			N
			Vendor Total:	100.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
L168 LANDSCAPE MATERIALS INC												
	20-00743	03/20/20	INV# 21865 STICKNEY TOPSOIL									
	1	INV# 21865	STICKNEY TOPSOIL	54.00	0-01- -110-228	B MATERIALS & SUPPLIES	R	03/20/20	04/01/20		21865	N
	Vendor Total:			54.00								
M0093 MUNICIPAL RECORD SERVICE												
	20-00695	03/16/20	190901 COURT DUI FORMS BALANCE									
	1	190901	COURT DUI FORMS BALANCE	30.00	0-01- -107-201	B OFFICE & PRINTING SUPPLIES	R	03/16/20	04/01/20		190901	N
	Vendor Total:			30.00								
M0269 MARVIC SUPPLY CO INC												
	20-00604	03/05/20	INVOICE# 02416255-001 SHEDS									
	1	INVOICE# 02416255-001	SHEDS	68.65	0-01- -110-228	B MATERIALS & SUPPLIES	R	03/05/20	03/17/20		02416255-001	N
	Vendor Total:			68.65								
M514 MR. JOHN, INC.												
	20-00446	02/21/20	MUSEUM MONTHLY BILL 02/2020									
	1	MUSEUM MONTHLY BILL 02/2020		143.52	0-01- -605-213	B BUILDINGS SERVICES & REPAIRS	R	02/21/20	03/26/20		5841766	N
	Vendor Total:			143.52								
N0009 NATIONWIDE RETIREMENT												
	20-00706	03/17/20	DEFERRED COMP SUB 03/20/2020									
	1	DEFERRED COMP SUB 03/20/2020		4,086.00	X-06- -095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
	20-00707	03/17/20	ROTH 457 SUBMISSION 03/20/20									
	1	ROTH 457 SUBMISSION 03/20/20		280.00	X-06- -095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
	Vendor Total:			4,366.00								
N0018 NORTH JERSEY FIRE & RESCUE												
	20-00423	02/20/20	E. WHITE FIRE SUPPLIES									
	1	E. WHITE FIRE RESCUE TOOL,		502.00	9-01- -218-202	B EQUIPMENT	R	02/20/20	03/18/20		20-0212A	N
	Vendor Total:			502.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
N065 NJ FAMILY SUPPORT												
	20-00705	03/17/20	CHILD SUPPORT 03/20/2020									
	1	CS#90563128A		335.84	X-06- -095-014	B GARNISHMENTS (COURT ORDER)	R	03/17/20	03/17/20			N
	2	CS#91225828A		184.17	X-06- -095-014	B GARNISHMENTS (COURT ORDER)	R	03/17/20	03/17/20			N
				<u>520.01</u>								
			Vendor Total:	520.01								
N171 ELAVON INC.												
	20-00722	03/18/20	CREDIT CARD SERVICES 02/2020									
	1	INV #K0060101489	BAIL ACCT	112.98	0-01- -107-223	B NOVA FEES - CREDIT CARDS	R	03/18/20	03/18/20		K0060101489	N
	2	INV #K0060101459	GENERAL ACCT	314.04	0-01- -107-223	B NOVA FEES - CREDIT CARDS	R	03/18/20	03/18/20		K0060101459	N
				<u>427.02</u>								
			Vendor Total:	427.02								
N172 NJ FIRE EQUIPMENT CO.												
	20-00519	02/28/20	WHITEHOUSE FIRE INV #63336									
	1	WHITEHOUSE FIRE INV #63336		5,723.83	9-01- -220-205	B PEOSHA	R	02/28/20	03/17/20		63336	N
	2	WHITEHOUSE FIRE INV #63336		28.06	9-01- -220-204	B SUPPLEMENTAL	R	02/28/20	03/17/20		63336	N
	3	WHITEHOUSE FIRE INV #63336		89.62	9-01- -220-203	B TESTING, TRAINING, REPAIRS & MAINTENANCE	R	02/28/20	03/17/20		63336	N
	4	WHITEHOUSE FIRE INV #63336		237.49	9-01- -220-202	B EQUIPMENT	R	02/28/20	03/17/20		63336	N
				<u>6,079.00</u>								
	20-00525	03/02/20	E.WHITE FIRE FIT TESTING SCBA									
	1	E.WHITE FIRE FIT TESTING SCBA		300.00	0-01- -218-203	B TESTING, TRAINING, REPAIRS & MAINTENANCE	R	03/02/20	03/17/20		63273	N
			Vendor Total:	6,379.00								
N218 NAPA WHITEHOUSE STATION INC.												
	20-00580	03/05/20	INVOICE #199652									
	1	INVOICE #199652		188.69	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		199652	N
	2	INVOICE #199785		14.67	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		199785	N
	3	INVOICE #201018		19.12	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201018	N
	4	INVOICE #201145		66.08	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201145	N
	5	INVOICE #201364		106.20	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201364	N
	6	INVOICE #201388		18.58	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201388	N
	7	INVOICE #201566		113.93	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201566	N

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
N218 NAPA WHITEHOUSE STATION INC. Continued												
20-00580 03/05/20 INVOICE #199652 Continued												
	8		INVOICE #201628	82.94	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201628	N
	9		INVOICE #201688	138.97	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/26/20		201688	N
				<u>749.18</u>								
20-00587 03/05/20 MULTIPLE INVOICES (3) 201093												
	1		INVS# 201093 AIR FILTER	71.97	0-01- -301-232	B EQUIPMENT PARTS	R	03/05/20	03/26/20		201093	N
	2		INVS# 201526 TRK# 32	26.98	0-01- -301-232	B EQUIPMENT PARTS	R	03/05/20	03/26/20		201526	N
	3		INVS# 201631 B&G FILTERS	67.46	0-01- -301-232	B EQUIPMENT PARTS	R	03/05/20	03/26/20		201631	N
				<u>166.41</u>								
20-00678 03/16/20 MULTIPLE INVOICES (3) 201837												
	1		INV# 201837 TRK# 67 WORKLAMP	288.64	0-01- -301-238	B VEHICLE PARTS	R	03/16/20	03/26/20		201837	N
	2		INV# 201990 FILTERS STK	90.37	0-01- -301-238	B VEHICLE PARTS	R	03/16/20	03/26/20		201990	N
	3		INV# 202284 TRK# 65 LAMP	7.15	0-01- -301-238	B VEHICLE PARTS	R	03/16/20	03/26/20		202284	N
				<u>386.16</u>								
			Vendor Total:	1,301.75								
N247 READY REFRESH BY NESTLE												
20-00806 04/01/20 BOTTLED WATER SERVICES 03/2020												
	1		0443682430 MUN BLDG 509 RT 523	25.73	0-01- -101-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			N
	2		0443682372 POLICE 507 RT 523	49.67	0-01- -201-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			N
	3		0443682463 DPW 287 MOUNTAIN RD	25.53	0-01- -301-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			N
	4		0443682497 LIBRARY 255 MAIN ST	5.98	0-01- -604-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			N
				<u>106.91</u>								
			Vendor Total:	106.91								
N264 NJ PARTS - DFFLM, LLC												
20-00581 03/05/20 INVOICE #CM48697												
	1		CM48697	50.00	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		CM48697	N
	2		INVOICE #61606	111.12	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		61606	N
	3		INVOICE #61607	72.16	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		61607	N
	4		INVOICE #61614	370.94	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		61614	N
	5		INVOICE #61852	340.18	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		61852	N
	6		INVOICE #61865	63.29	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20		61865	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
	Item Description	Amount	Charge Account	Acct Type Description							
N264 NJ PARTS - DFFLM, LLC Continued											
	20-00581 03/05/20 INVOICE #CM48697			Continued							
	7 INVOICE #62190	194.50	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			62190	N
	8 INVOICE #62923	173.60	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			62923	N
	9 INVOICE #63172	179.60	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			63172	N
	10 INVOICE #64266	136.13	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			64266	N
	11 INVOICE #64266x1	673.42	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			64266x1	N
	12 INVOICE #64308	78.35	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			64308	N
	13 INVOICE #65479	27.35	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65479	N
	14 INVOICE #65479x1	7.86	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65479x1	N
	15 INVOICE #65498	29.11	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65498	N
	16 INVOICE #65498x1	18.57	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65498x1	N
	17 INVOICE #65558	19.26	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65558	N
	18 INVOICE #65558x1	91.76	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65558x1	N
	19 INVOICE #65625	6.04	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			65625	N
	20 INVOICE #66593	115.83	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			66593	N
	21 INVOICE #67490	312.98	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			67490	N
	22 INVOICE #67869	264.69	0-01- -201-235	B VEHICLE PARTS	R	03/05/20	03/18/20			67869	N
		<u>3,236.74</u>									
	Vendor Total:	3,236.74									
00026 ONE CALL CONCEPTS, INC											
	20-00566 03/04/20 INV #0025648 - 02/2020										
	1 INV #0025648 - 02/2020	17.68	0-01- -702-002	B TELEPHONE	R	03/04/20	03/17/20			0025648	N
	Vendor Total:	17.68									
00037 OFFICE BUSINESS SYSTEMS, INC											
	20-00813 04/01/20 RECORDING SYSTEM CONTRACT										
	1 RECORDING SYSTEM CONTRACT	221.80	0-01- -101-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			INV9581	N
	2 RECORDING SYSTEM CONTRACT	554.50	0-01- -107-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			INV9581	N
	3 RECORDING SYSTEM CONTRACT	110.90	0-01- -501-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			INV9581	N
	4 RECORDING SYSTEM CONTRACT	110.90	0-01- -111-212	B CONTRACT SERVICES	R	04/01/20	04/01/20			INV9581	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type Description								
00037 OFFICE BUSINESS SYSTEMS, INC Continued											
20-00813 04/01/20 RECORDING SYSTEM CONTRACT			Continued								
5 RECORDING SYSTEM CONTRACT	110.90	0-01- -112-212	B CONTRACT SERVICES/LEGAL	R	04/01/20	04/01/20			INV9581		N
	1,109.00										
Vendor Total:	1,109.00										
00070 ONIX NETWORKING CORP.											
20-00369 02/10/20 G SUITE BUSINESS LICENSES 2020											
1 G SUITE BUSINESS LICENSES 2020	6,192.00	0-01- -101-212	B CONTRACT SERVICES	R	02/10/20	04/01/20			2002604		N
Vendor Total:	6,192.00										
P0012 PELICAN SWIM & SKI CENTER, INC											
20-00694 03/16/20 INVOICE# 07580 CHLORINE											
1 INVOICE# 07580 CHLORINE	60.00	0-01- -601-329	B FIELD MAINT, ETC	R	03/16/20	04/01/20			07580		N
Vendor Total:	60.00										
P0015 PITNEY BOWES											
20-00733 03/20/20 ACCT #0012034984 METER RENTAL											
1 ACCT #0012034984 METER RENTAL	174.00	0-01- -101-212	B CONTRACT SERVICES	R	03/20/20	03/20/20			1015235141		N
Vendor Total:	174.00										
P0020 POWERCO, INC.											
20-00692 03/16/20 INVOICE# PP85611 #75 BACKHOE											
1 INVOICE# PP85611 #75 BACKHOE	200.40	0-01- -301-232	B EQUIPMENT PARTS	R	03/16/20	04/01/20			PP85611		N
Vendor Total:	200.40										
P0031 PSE&G											
20-00697 03/16/20 ELECTRIC BILLS SUMMARY 03/2020											
1 7336722318 DPW MOUNTAIN RD	959.35	0-01- -702-001	B ELECTRICITY	P 27188	03/16/20	03/16/20	03/17/20				N
2 7336722407 VAN HORNE PUMP STA	16.99	0-01- -702-001	B ELECTRICITY	P 27188	03/16/20	03/16/20	03/17/20				N
3 7336722504 MUSEUM 105 RT 523	16.20	0-01- -702-001	B ELECTRICITY	P 27188	03/16/20	03/16/20	03/17/20				N
4 7336722601 LIBRARY RTE 523	172.11	0-01- -702-001	B ELECTRICITY	P 27188	03/16/20	03/16/20	03/17/20				N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
	Item Description		Amount	Charge Account	Acct Type Description						
P0031 PSE&G											
	20-00697	03/16/20	ELECTRIC BILLS SUMMARY 03/2020	Continued							
	5	7353968001	509 RT 523	2,125.53	0-01- -702-001	B ELECTRICITY	P 27188	03/16/20	03/16/20	03/17/20	N
				<u>3,290.18</u>							
		Vendor Total:		3,290.18							
P0038 PRINTECH											
	20-00720	03/18/20	REQUEST LEAVE FORMS 2 PART								
	1	REQUEST LEAVE FORMS 2 PART	490.00	0-01- -101-201	B OFFICE & PRINTING SUPPLIES	R	03/18/20	04/01/20		038999	N
		Vendor Total:		490.00							
P0042 PUBLIC EMPLOYEE'S RETIREMENT											
	20-00714	03/17/20	ANNUAL APPROPRIATION								
	1	ANNUAL APPROPRIATION	407,268.00	0-01- -801-001	B PERS	R	03/17/20	03/17/20			N
	20-00802	04/01/20	EMPLOYEE PENSION 03/2020								
	1	EMPLOYEE PENSION 03/2020	23,122.19	X-06- -095-003	B EMPLOYEES PENSION	R	04/01/20	04/01/20			N
	2	CONTRIBUTORY INSURANCE 03/2020	<u>1,112.58</u>	X-06- -095-002	B CONTRIBUTORY INSURANCE	R	04/01/20	04/01/20			N
			24,234.77								
		Vendor Total:		431,502.77							
P0043 POLICE & FIREMEN'S RETIREMENT											
	20-00715	03/17/20	ANNUAL APPROPRIATION								
	1	ANNUAL APPROPRIATION 2020	725,571.00	0-01- -801-002	B PFRS (POLICE & FIREMAN)	R	03/17/20	03/17/20			N
	20-00803	04/01/20	POLICE PENSION 03/2020								
	1	POLICE PENSION 03/2020	26,260.12	X-06- -095-004	B POLICE PENSION	R	04/01/20	04/01/20			N
		Vendor Total:		751,831.12							
P082 PUBLIC ALLIANCE INSURANCE											
	20-00723	03/19/20	2020 2ND INSTALLMENT								
	1	WORKERS COMPENSATION	84,210.00	0-01- -115-745	B WORKERS COMPENSATION	R	03/19/20	03/19/20			N
	2	PACKAGE	142,392.00	0-01- -115-751	B COMMERCIAL PACKAGE POLICY	R	03/19/20	03/19/20			N
	3	ENVIRONMENTAL IMPAIRMENT LIAB	6,537.00	0-01- -115-751	B COMMERCIAL PACKAGE POLICY	R	03/19/20	03/19/20			N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
	Item Description		Amount	Charge Account	Acct Type Description						
P082 PUBLIC ALLIANCE INSURANCE Continued											
	20-00723 03/19/20 2020 2ND INSTALLMENT			Continued							
	4 EXCESS LIABILITY-\$10 MIL LIMIT		4,047.00	0-01- -115-745	B WORKERS COMPENSATION	R	03/19/20	03/19/20			N
			<u>237,186.00</u>								
	Vendor Total:		237,186.00								
P131 PRINCETON HYDRO, L.L.C.											
	20-00673 03/16/20 DEVELOPERS ESCROW INVOICES										
	1 38661 READ COMMONS 4/51		790.00	X-03- -730-848	B 4/51 READINGTON COMMONS 19-006	R	03/16/20	03/26/20		38661	N
	Vendor Total:		790.00								
P177 PATRICIAN PHOTOGRAPHY LLC											
	20-00534 03/02/20 BASKETBALL										
	1 BASKETBALL		1,387.10	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/02/20	03/18/20		022420-02	N
	Vendor Total:		1,387.10								
P216 POWER PLACE INC.											
	20-00486 02/24/20 INVOICE# 877781 SAW CARBURETOR										
	1 INVOICE# 877781 SAW CARBURETOR		101.04	0-01- -301-232	B EQUIPMENT PARTS	A	02/24/20	03/17/20		877781	N
	20-00688 03/16/20 INVOICES# 880338 & 880339										
	1 INVOICES# 880338 CARBURETOR		326.36	0-01- -301-232	B EQUIPMENT PARTS	R	03/16/20	04/01/20		880338	N
	2 INVOICES# 880339 OIL PUMP		<u>29.13</u>	0-01- -301-232	B EQUIPMENT PARTS	R	03/16/20	04/01/20		880339	N
			355.49								
	20-00769 03/27/20 SR 450 BACKPACK SPRAYER										
	1 1559462 BACKPACK SPRAYER		552.96	0-01- -212-004	B PURCH OF EQUIP- WHITEHOUSE STA	R	03/27/20	03/27/20			N
	Vendor Total:		1,009.49								
P219 P.B.A. #317											
	20-00713 03/17/20 PBA DUES 03/2020										
	1 PBA DUES 03/2020		110.00	X-06- -095-008	B PBA DUES	R	03/17/20	03/17/20			N
	Vendor Total:		110.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
P222 PRUDENTIAL RETIREMENT												
	20-00709	03/17/20	DCRP CONTRIBUTION 03/20/2020									
	1	DCRP CONTRIBUTION 03/20/2020	1,075.78	X-06-	-095-017	B EMPLOYEE DCRP	R	03/17/20	03/17/20			N
	Vendor Total:		1,075.78									
P530 PRAXAIR DISTRIBUTION, INC.												
	20-00605	03/05/20	INVOICE# 95079849 WELDING GAS									
	1	INVOICE# 95079849 WELDING GAS	234.00	0-01-	-301-212	B CONTRACT SERVICES	R	03/05/20	03/17/20		95079849	N
	Vendor Total:		234.00									
P586 PROFESSIONAL PROPERTY												
	20-00677	03/16/20	REVALUATION TWP OF READINGTON									
	1	02/2020 REVALUATION READINGTON	83,834.00	0-01-	-898-001	B RESERVE FOR REVALUATION	R	03/16/20	04/01/20		02190220	N
	Vendor Total:		83,834.00									
P592 PINE CREEK MINI GOLF LLC												
	20-00627	03/10/20	TEEN CAMP									
	1	DEPOSIT 7/15/20	100.00	X-05-	-010-012	B DUE FROM RECREATION TRUST	R	03/10/20	04/01/20			N
	Vendor Total:		100.00									
R001 REPUBLIC SERVICES, INC.												
	20-00791	04/01/20	INVOICE #0865-001872541									
	1	INVOICE #0865-001872541	47,559.38	0-01-	-401-255	B CURB SIDE TRASH PICK UP	R	04/01/20	04/01/20		0865-001872541	N
	2	INVOICE #0865-001872532	60.00	0-01-	-401-255	B CURB SIDE TRASH PICK UP	R	04/01/20	04/01/20		0865-001872532	N
			47,619.38									
	Vendor Total:		47,619.38									
R0017 READINGTON TWP BOARD OF ED												
	20-00731	03/19/20	PAYMENT OF SCHOOL TAX 04/2020									
	1	PAYMENT OF SCHOOL TAX 04/2020	2,602,823.00	X-07-	-094-001	B LOCAL SCHOOL TAX	R	03/19/20	03/19/20			N

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
R0017 READINGTON TWP BOARD OF ED Continued												
	20-00753	03/20/20	GYM RENTAL									
	1	JAN-FEB 2020		8,797.35	X-05- -010-012	B DUE FROM RECREATION TRUST	R	03/20/20	03/20/20		0v0020	N
Vendor Total:				2,611,620.35								
R0026 READINGTON-LEBANON SEWER AUTH												
	20-00730	03/19/20	MONTHLY SERVICES 04/2020									
	1	MONTHLY SERVICES 04/2020		97,324.25	0-02- -851-001	B RLSA-SERVICE FEES	R	03/19/20	03/19/20			N
Vendor Total:				97,324.25								
R0027 READINGTON TWP NET PAYROLL												
	20-00702	03/17/20	NET PAYROLL 03/20/2020									
	1	NET PAYROLL 03/20/2020		145,475.19	X-06- -095-005	B NET PAYROLL	R	03/17/20	03/17/20			N
Vendor Total:				145,475.19								
R0028 READINGTON TWP PAYROLL DEDUCT												
	20-00703	03/17/20	EMPLOYERS SOCIAL SEC 03/20/20									
	1	EMPLOYERS SOCIAL SEC 03/20/20		18,065.41	0-01- -802-001	B SOCIAL SECURITY TAX	R	03/17/20	03/17/20			N
	20-00704	03/17/20	SUI/SDI PAYMENT 03/20/2020									
	1	SUI/SDI PAYMENT 03/20/2020		238.69	0-01- -805-001	B UNEMPLOYMENT TAX-O.E	R	03/17/20	03/17/20			N
Vendor Total:				18,304.10								
R0067 READINGTON TWP P/R DED-GROSS												
	20-00701	03/17/20	GROSS PAY 3/20/2020									
	1	ADMIN & EXEC GROSS PAY		14,615.48	0-01- -101-111	B ADMIN & EXEC SW (REGULAR)	R	03/17/20	03/17/20			N
	2	TOWNSHIP COMMITTEE GROSS PAY		1,325.10	0-01- -100-111	B TWP COMMITTEE SALARIES	R	03/17/20	03/17/20			N
	3	FINANCE GROSS PAY		8,465.72	0-01- -103-111	B FIN & ADMIN SW (REGULAR)	R	03/17/20	03/17/20			N
	4	TAX ASSESSOR GROSS PAY		3,577.14	0-01- -104-111	B TAX ASSESSMENT SW (REGULAR)	R	03/17/20	03/17/20			N
	5	TAX COLLECTOR GROSS PAY		3,322.23	0-01- -105-111	B TAX COLLECTOR SW (REGULAR)	R	03/17/20	03/17/20			N
	6	MUNICIPAL COURT GROSS PAY		4,482.65	0-01- -107-111	B MUNICIPAL COURT SW (REGULAR)	R	03/17/20	03/17/20			N
	7	BLDGS & GRNDS GROSS PAY		9,697.60	0-01- -110-111	B PUB BLDG & GRDS SW (REGULAR)	R	03/17/20	03/17/20			N
	8	BLDGS & GRNDS ADJUST GROSS PAY		319.20	0-01- -110-119	B ADJUSTMENTS	R	03/17/20	03/17/20			N
	9	ZONING GROSS PAY		2,573.55	0-01- -112-111	B BRD OF ADJUST SW (REGULAR)	R	03/17/20	03/17/20			N

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R0067 READINGTON TWP P/R DED-GROSS Continued												
20-00701 03/17/20 GROSS PAY 3/20/2020 Continued												
	10		PLANNING BOARD GROSS PAY	1,233.29	0-01- -111-111	B PLANNING BOARD SW (REGULAR)	R	03/17/20	03/17/20			N
	11		BOARD OF ADJUSTMENT GROSS PAY	1,233.29	0-01- -112-111	B BRD OF ADJUST SW (REGULAR)	R	03/17/20	03/17/20			N
	12		HISTORIAN GROSS PAY	1,134.35	0-01- -605-101	B DIRECTOR SALARY	R	03/17/20	03/17/20			N
	13		EMERGENCY MGMT GROSS PAY	402.12	0-01- -824-111	B EMERG MGMT SALARIES (REGULAR)	R	03/17/20	03/17/20			N
	14		POLICE GROSS PAY	112,382.70	0-01- -201-111	B SW (REGULAR)	R	03/17/20	03/17/20			N
	15		POLICE OT GROSS PAY	607.11	0-01- -201-113	B POLICE SW (OVERTIME)	R	03/17/20	03/17/20			N
	16		POLICE ADJUST GROSS PAY	394.16	0-01- -201-119	B ADJUSTMENTS	R	03/17/20	03/17/20			N
	17		CODE ENFORCEMENT GROSS PAY	10,350.27	0-01- -023-111	B UNIFORM CONSTR CDE SW(REGULAR)	R	03/17/20	03/17/20			N
	18		UNIFORM FIRE SAFETY GROSS PAY	2,757.49	0-01- -859-111	B UNIFORM FIRE SAFETY SALARIES	R	03/17/20	03/17/20			N
	19		ROAD DEPT GROSS PAY	54,913.85	0-01- -301-111	B STREETS & ROADS SW(REGULAR)	R	03/17/20	03/17/20			N
	20		ROAD DEPT ADJUST GROSS PAY	689.92	0-01- -301-119	B ADJUSTMENTS	R	03/17/20	03/17/20			N
	21		BOARD OF HEALTH GROSS PAY	1,829.65	0-01- -501-111	B BOARD OF HEALTH SW (REGULAR)	R	03/17/20	03/17/20			N
	22		PUBLIC ASSISTANCE GROSS PAY	2,814.81	0-01- -502-111	B ADM PUB ASSIS SW(REGULAR)	R	03/17/20	03/17/20			N
	23		RECREATION GROSS PAY	5,741.86	0-01- -601-111	B RECREATION DEPT SW (REGULAR)	R	03/17/20	03/17/20			N
	24		PUBLIC LIBRARIES GROSS PAY	5,530.93	0-01- -604-111	B PUBLIC LIBRARY SW (REGULAR)	R	03/17/20	03/17/20			N
	25		ENVIRONMENTAL COMM GROSS PAY	50.34	0-01- -113-111	B ENVIRONMENTAL S/W	R	03/17/20	03/17/20			N
	28		POLICE OUT EMPLOY GROSS PAY	761.04	0-01- -201-114	B POLICE-OUTSIDE EMP/CONTRA	R	03/17/20	03/17/20			N
				251,205.85								
			Vendor Total:	251,205.85								
R205 REED SYSTEMS, LTD												
	19003143	12/05/19	REPLACEMENT PUMP FOR LIQ CALC									
	1		REPLACEMENT PUMP	2,821.64	9-01- -301-228	B MATERIALS & SUPPLIES	R	12/05/19	03/26/20		16592A	N
			Vendor Total:	2,821.64								
R223 ANTHONY ROTUNNO, ESQ.												
	20-00568	03/04/20	ALT PUBLIC DEFENDER 02/27/2020									
	1		ALT PUBLIC DEFENDER 02/27/2020	199.50	0-01- -118-225	B PUBLIC DEFENDER SERVICES	R	03/04/20	03/18/20			N
	20-00665	03/13/20	ALT PUBLIC DEFENDER 03/05/2020									
	1		ALT PUBLIC DEFENDER 03/05/2020	370.50	0-01- -118-225	B PUBLIC DEFENDER SERVICES	R	03/13/20	04/01/20			N
			Vendor Total:	570.00								

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
R246 READINGTON TWP SEWER COLLECTOR												
	20-00732	03/19/20	2020 TWP PROPERTY SEWER FEES									
	1	2020 SEWER BILL 13/31	460.00	0-01-	-831-001	B CONTINGENT	R	03/19/20	03/19/20			N
	2	2020 SEWER BILL 21/30	460.00	0-01-	-831-001	B CONTINGENT	R	03/19/20	03/19/20			N
			<u>920.00</u>									
	20-00757	03/24/20	2020 SEWER BILL 17 JAMES ST									
	1	17 JAMES SEWER BILL 2020	460.00	X-03-	-650-013	B HOUSING TRUST	R	03/24/20	03/24/20			N
		Vendor Total:	1,380.00									
R250 RIVERNET COMPUTERS, LLC												
	20-00117	01/15/20	2020 MONTHLY MAINTENANCE			B						
	4	03/2020 MONTHLY MAINTENANCE	219.99	0-01-	-101-212	B CONTRACT SERVICES	R	01/15/20	03/26/20		RN-9526	N
	5	04/2020 MONTHLY MAINTENANCE	219.99	0-01-	-101-212	B CONTRACT SERVICES	R	01/15/20	03/26/20		RN-9582	N
			<u>439.98</u>									
	20-00616	03/09/20	REMOTE CONNECTION T.B. LIBRARY									
	1	REMOTE CONNECTION T.B. LIBRARY	148.50	0-01-	-101-212	B CONTRACT SERVICES	R	03/09/20	03/18/20		RN-9550	N
		Vendor Total:	588.48									
R358 REILLY SWEEPING, INC.												
	20-00593	03/05/20	INVOICE# JC191726									
	1	INVOICE# JC191726	560.00	0-01-	-301-279	B STREET SWEEPING	R	03/05/20	03/18/20		JC191726	N
		Vendor Total:	560.00									
R377 KATHLEEN RILEY												
	20-00663	03/12/20	ACQ OF DEED RESTRICTION									
	1	BLOCK 34 L 36.181 ACQ OF DEED	35,000.00	X-03-	-650-013	B HOUSING TRUST	A	03/12/20	03/12/20			N
		Vendor Total:	35,000.00									

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S0028 STANTON REFORMED CHURCH											
	20-00569	03/04/20	RELEASE PERMIT FEE 49/4								
	1		RELEASE PERMIT FEE 49/4	286.00	X-05- -010-011	R	03/04/20	04/01/20			N
			Vendor Total:	286.00							
S0070 STATE OF NJ - HEALTH BENEFITS											
	20-00804	04/01/20	EMPLOY HEALTH BENEFITS 04/2020								
	1		EMPLOY HEALTH BENEFITS 04/2020	104,086.35	0-01- -117-703	R	04/01/20	04/01/20			N
	2		PRESCRIPTION 04/2020	19,234.33	0-01- -117-701	R	04/01/20	04/01/20			N
				123,320.68							
			Vendor Total:	123,320.68							
S0071 STATE OF NJ - HEALTH BENEFITS											
	20-00805	04/01/20	RETIREE HEALTH BENEFIT 04/2020								
	1		RETIREE HEALTH BENEFIT 04/2020	36,336.77	0-01- -117-703	R	04/01/20	04/01/20			N
			Vendor Total:	36,336.77							
S0087 STORR TRACTOR COMPANY											
	20-00589	03/05/20	ORDER# 2044656 GROUNDSMASTER								
	1		ORDER# 2044656 GROUNDSMASTER	22.71	0-01- -301-232	R	03/05/20	03/18/20	1040600		N
			Vendor Total:	22.71							
S0099 STAPLES CREDIT PLAN (5459)											
	20-00584	03/05/20	MONTHLY SUPPLIES 02,03/2020								
	1		#2446016891 BACK UP BATTERY	74.99	0-02- -850-228	R	03/05/20	03/20/20	2446016891		N
	2		#2442201391 POLICE	14.97	0-01- -201-201	R	03/20/20	03/20/20	2442201391		N
	3		#2450148691 POLICE	600.36	0-01- -201-201	R	03/20/20	03/20/20	2450148691		N
	4		#2451155241 POLICE	33.99	0-01- -201-201	R	03/20/20	03/20/20	2451155241		N
	5		#2453746401 POLICE	57.99	0-01- -201-201	R	03/20/20	03/20/20	2453746401		N
	6		#2443680011 LIBRARY PHONE	55.99	0-01- -604-201	R	03/20/20	03/20/20	2443680011		N
	7		#2444548731 AAAA BATTERY	6.09	0-01- -101-201	R	03/20/20	03/20/20	2444548731		N
	8		#2451094641 TONER	183.98	0-01- -101-201	R	03/20/20	03/20/20	2451094641		N
	9		#2451094641 LABELS	36.44	0-01- -502-201	R	03/20/20	03/20/20	2451094641		N
	10		#2451094931 PORTOFOLIOS,PAPER	46.57	0-01- -502-201	R	03/20/20	03/20/20	2451094931		N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
	Item Description		Amount	Charge Account	Acct Type Description						
S0099 STAPLES CREDIT PLAN (5459) Continued											
	20-00584	03/05/20	MONTHLY SUPPLIES	02,03/2020	Continued						
	11 #2456136531		PURELL	39.16	0-01- -301-201		B OFFICE & PRINTING SUPPLIES	R	03/20/20	03/20/20	2456136531 N
				<u>1,034.55</u>							
	Vendor Total:		1,034.55								
S0474 STICKEL, KOENIG, SULLIVAN, & DRILL											
	20-00458	02/24/20	2020 PB GENERAL LEGAL		B						
	3	02/2020	PB GENERAL LEGAL	2,835.00	0-01- -106-283		B TOWNSHIP GENERAL - LEGAL	R	02/24/20	04/01/20	N
	20-00674	03/16/20	DEVELOPERS ESCROW INVOICES								
	1	READ COMMONS 4/51,52	840.00	X-03- -730-848		B 4/51 READINGTON COMMONS 19-006	R	03/16/20	04/01/20		N
	2	WHITEHOUSE URBAN 32/12	122.50	X-03- -730-813		B 32/12 WHITEHOUSE URBAN/NELSON	R	03/16/20	04/01/20		N
			<u>962.50</u>								
	Vendor Total:		3,797.50								
S489 SMITH, MARGARET											
	20-00729	03/19/20	REIMBURSEMENTS								
	1	VINEGAR & BLEACH WEEK CONTROL	31.68	0-01- -605-205		B EQUIPT & FURNITURE	R	03/19/20	03/19/20		N
	2	1ST GR PROGRAM FOOD	39.94	0-01- -605-204		B PROGRAM SUPPLIES	R	03/19/20	03/19/20		N
	3	1ST GR PROGRAM FIRELOGS	14.98	0-01- -605-204		B PROGRAM SUPPLIES	R	03/19/20	03/19/20		N
	4	SCHOOL PROGRAMS RUGS	14.48	0-01- -605-204		B PROGRAM SUPPLIES	R	03/19/20	03/19/20		N
	5	SCHOOL PROGRAMS RUG	7.24	0-01- -605-204		B PROGRAM SUPPLIES	R	03/19/20	03/19/20		N
	6	GODADDY DOMAIN RENEWAL	21.17	0-01- -605-201		B OFFICE & PRINTING SUPPLIES	R	03/19/20	03/19/20		N
			<u>129.49</u>								
	Vendor Total:		129.49								
S681 SURENIAN, EDWARDS & NOLAN LLC											
	20-00618	03/10/20	2020 PROFESSIONAL SERVICES		B						
	3	01/2020	PROFESSIONAL SERVICES	4,578.89	0-01- -106-283		B TOWNSHIP GENERAL - LEGAL	R	03/10/20	03/20/20	10020 N
	Vendor Total:		4,578.89								

Vendor # Name	PO #	PO Date	Description	Contract Amount	Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
T0010 TEAMSTERS LOCAL 469													
	20-00710	03/17/20	UNION DUES 03/2020										
	1		ROAD UNION DUES	560.00	X-06-	-095-012	B UNION DUES	R	03/17/20	03/17/20			N
	2		BLDG & GRNDS UNION DUES	140.00	X-06-	-095-016	B P,B&G UNION DUES	R	03/17/20	03/17/20			N
				700.00									
			Vendor Total:	700.00									
T0027 TREASURER, STATE OF NJ													
	20-00772	04/01/20	1022-97-009 TRUST LOAN										
	1		1022-97-009 SUMMER RD PARK	15,545.80	0-01-	-895-001	B GREEN TRUST LOANS PAYABLE	P 27197	04/01/20	04/01/20	04/01/20		N
			Vendor Total:	15,545.80									
T01 TRANS WORLD ASSURANCE COMPANY													
	20-00712	03/17/20	SAVINGS PLAN SUB 03/2020										
	1		SAVINGS PLAN SUB 03/2020	808.18	X-06-	-095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
			Vendor Total:	808.18									
T281 TACTICAL TRAINING CENTER, LLC													
	20-00640	03/11/20	INVOICE #108624										
	1		INVOICE #108624	6.99	0-01-	-201-294	B AMMO, RANGE, WEAPON SUPPLIES	R	03/11/20	03/20/20		108624	N
			Vendor Total:	6.99									
U0003 CENTURYLINK													
	20-00698	03/16/20	PHONE BILLS 03/2020										
	3		310084443 RT LIBRARY 03/2020	53.05	0-01-	-702-002	B TELEPHONE	P 27189	03/16/20	03/16/20	03/17/20		N
	20-00759	03/26/20	PHONE BILLS 03/2020										
	1		310396892 READ TWP 03/2020	35.29	0-01-	-702-002	B TELEPHONE	P 27196	03/26/20	03/26/20	03/26/20		N
	20-00809	04/01/20	PHONE BILLS 03/2020										
	2		309911690 RECREATION 03/2020	82.82	0-01-	-702-002	B TELEPHONE	R	04/01/20	04/01/20			N

Vendor # Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
U0003 CENTURYLINK													
	20-00809	04/01/20	PHONE BILLS 03/2020		Continued								
	3	310256590	WHS 03/2020	43.29	0-01-	-702-002	B TELEPHONE	R	04/01/20	04/01/20			N
				126.11									
			Vendor Total:	214.45									
U053 US SPORTS INSTITUTE, INC.													
	20-00599	03/05/20	WINTER CLASSES										
	1		WINTER CLASSES	7,432.00	X-05-	-010-012	B DUE FROM RECREATION TRUST	R	03/05/20	03/18/20		R5114	N
	20-00607	03/05/20	REC BASKETBALL										
	1		REC BASKETBALL	3,184.00	X-05-	-010-012	B DUE FROM RECREATION TRUST	R	03/05/20	03/18/20		R5120	N
			Vendor Total:	10,616.00									
U076 US BANK CUST TOWER													
	20-00793	04/01/20	LIEN REDEMPTION - B4, L22.01										
	1		LIEN REDEMPTION - B4, L22.01	34,339.44	X-05-	-101-001	B LIEN REDEMPTION	R	04/01/20	04/01/20			N
	2		PREMIUM	62,000.00	X-05-	-101-002	B TAX SALE PREMIUMS	R	04/01/20	04/01/20			N
				96,339.44									
			Vendor Total:	96,339.44									
V0004 VAN DOREN OIL COMPANY													
	20-00631	03/11/20	MUSEUM OIL - BSF										
	1		MUSEUM OIL - BSF	111.16	0-01-	-605-213	B BUILDINGS SERVICES & REPAIRS	R	03/11/20	04/01/20		1590825	N
			Vendor Total:	111.16									
V0006 VALCOPY SERVICES, INC.													
	20-00571	03/05/20	COPIER COUNTS 02/2020										
	1		INV #16349 ADMIN & EXEC COPIER	200.00	0-01-	-101-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16349	N
	2		INV #16346 FINANCE COPIER	75.00	0-01-	-103-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16346	N
	3		INV #16348 COPIER ROOM	200.00	0-01-	-101-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16348	N
	4		INV #16345 POLICE COPIER	200.00	0-01-	-201-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16345	N
	5		INV #16347 CODE COPIER	100.00	0-01-	-023-212	B CONTRACTED SERVICES	R	03/05/20	03/18/20		16347	N
	6		INV #16344 DPW COPIER	75.00	0-01-	-301-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16344	N

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V0006 VALCOPY SERVICES, INC. Continued												
	20-00571	03/05/20	COPIER COUNTS 02/2020			Continued						
	7 INV #16343		WHITE LIBRARY COPY	50.00	0-01- -604-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16343	N
	8 INV #16342		T.B. LIBRARY COPIER	50.00	0-01- -604-212	B CONTRACT SERVICES	R	03/05/20	03/18/20		16342	N
				950.00								
			Vendor Total:	950.00								
V0014 VERIZON WIRELESS												
	20-00696	03/16/20	ACCT #482369009 02/2020			SRVCS						
	1 ACCT #482369009	02/2020	SRVCS	928.60	0-01- -702-002	B TELEPHONE	P 27190	03/16/20	03/16/20	03/17/20	9849764798	N
			Vendor Total:	928.60								
V0024 VARIABLE ANNUITY LIFE INS. CO.												
	20-00708	03/17/20	DEFER COMP SUBMISSION 03/20/20									
	1 DEFER COMP SUBMISSION	03/20/20		2,250.00	X-06- -095-007	B DEFERRED COMPENSATION	R	03/17/20	03/17/20			N
			Vendor Total:	2,250.00								
V0035 VAN CLEEF ENGINEERING ASSOC.												
	20-00574	03/05/20	6801002-22 INSPECT RD OPENING									
	1 6801002-22		INSPECT RD OPENING	204.00	X-03- -670-011	B MAINTENANCE GUARANTEE	R	03/05/20	03/18/20		6801002-22	N
			Vendor Total:	204.00								
V089 VIERA, CHARLES												
	20-00433	02/20/20	ADULT ART SPRING									
	1 SESSION MARCH-APRIL			600.00	X-05- -010-012	B DUE FROM RECREATION TRUST	R	02/20/20	03/17/20			N
			Vendor Total:	600.00								
W0036 WHITEHOUSE SECURITY SERVICES												
	20-00717	03/18/20	INVOICE #018073									
	1 INVOICE #018073			490.00	0-01- -201-225	B OUTSIDE SERVICES	R	03/18/20	04/01/20		018073	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
W0036 WHITEHOUSE SECURITY SERVICES Continued											
	20-00717	03/18/20	INVOICE #018073	Continued							
	2		INVOICE #018082	2,200.00	0-01- -201-225	R	03/18/20	04/01/20		018082	N
				<u>2,690.00</u>							
			Vendor Total:	2,690.00							
W152 WINNING TEAMS BY NISSEL LLC											
	20-00650	03/11/20	SUPPLIES								
	1		SUPPLIES	333.20	X-05- -010-012	R	03/11/20	03/20/20		13633	N
			Vendor Total:	333.20							
Y020 YANNARELLA, THOMAS P.											
	20-00537	03/02/20	REC BASKETBALL REF								
	1		REC BASKETBALL REF	400.00	X-05- -010-012	R	03/02/20	03/26/20			N
			Vendor Total:	400.00							

Total Purchase Orders: 170 Total P.O. Line Items: 353 Total List Amount: 5,204,128.87 Total Void Amount: 0.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	0-01	2,081,981.24	0.00	0.00	2,081,981.24
SEWER APPROPRIATIONS	0-02	97,399.24	0.00	0.00	97,399.24
Year Total:		2,179,380.48	0.00	0.00	2,179,380.48
CURRENT FUND	9-01	10,114.94	0.00	0.00	10,114.94
TRUST FUNDS	X-03	45,566.70	0.00	0.00	45,566.70
MISC REFUND, COUNTY TAX, LIENS	X-05	133,187.24	0.00	0.00	133,187.24
PAYROLL DEDUCTIONS	X-06	205,956.51	0.00	0.00	205,956.51
REGIONAL AND LOCAL SCHOOL TAX	X-07	2,602,823.00	0.00	0.00	2,602,823.00
2018 CAPITAL IMPROVEMENTS	X-18	27,100.00	0.00	0.00	27,100.00
Year Total:		3,014,633.45	0.00	0.00	3,014,633.45
Total of All Funds:		5,204,128.87	0.00	0.00	5,204,128.87