

Please take notice that the Readington Township Committee will hold a Virtual Online Public Meeting on June 21, 2021 at 5:30 p.m.

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL TOWNSHIP COMMITTEE MEMBERS, PROFESSIONALS, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO "RAISE A HAND" AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

TO ATTEND THIS MEETING VIRTUALLY ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:

<https://readingtontwp.webex.com/readingtontwp/j.php?MTID=mf49c6788e448a349290cd09140a6ba69>

TO JOIN BY PHONE: PLEASE DIAL: +1-408-418-9388

Meeting number (access code): 173 472 9091

Meeting password: 062121

Please be advised that the Public portion of the meeting will begin at 7:30 p.m. and can be accessed at that time.

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**READINGTON TOWNSHIP COMMITTEE**  
**JUNE 21, 2021 AGENDA**

**A. Mayor Albanese *calls the meeting to order at 5:30 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*

Personnel / Police Department

Contract Negotiations / Award of Maintenance & Repair Materials Bid (Street Sweeping)

Contract Negotiations / Award of Repairs to 17 James Street Bid

Contract Negotiations / Shared Services / Township of Clinton

Contract Negotiations / Shared Services / Township of Tewksbury

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 70, Lot 40.03)

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 91, Lot 2)

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 4, Lot 18)

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 95, Lot 12.006)

Attorney-Client Privilege / Executive Session Minutes / June 7, 2021

Potential Litigation / Oakland Drive Pump Station West Upgrade

Potential Litigation / Affordable Housing

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

**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.

1. \* *Resolution Authorizing Alcoholic Beverage License Renewals for 2021-2022*
2. \* *Municipal Alliance Renewal Application - Grant Year 2022 / Resolution*
3. \* *Resolution Authorizing Morris County Cooperative Purchases (Oil and Stone Treatment)*

4. \* *Resolution of Support from the Local Governing Body Authorizing the Sustainable Jersey Municipal Story Technical Assistance Application*
5. \* *Resolution to Make Application for County Open Space Funds / Block 25, Lot 29*
6. \* *Resolution of Support from the Readington Township Committee Recognizing the Readington Township Schools and Specific Individuals for Exemplary Participation in the Trout in the Classroom Program*
7. \* *Release of Board of Health Escrow / Block 73, Lot 3.48 (County Road 523)*
8. \* *Release of Board of Health Escrow / Block 70, Lot 27.08 (Apple Tree Road)*
9. \* *Final Change Order / Old Highway 28 & School Road*

**F. \* APPROVAL OF MINUTES**

*Minutes of June 2, 2021 Meeting*

*Minutes of June 7, 2021 Meeting*

**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 Provide for the Acquisition of an Affordable Housing Deed Restriction on Property Known as Block 95.01 Lot 3 in the Township of Readington, County of Hunterdon and State of New Jersey - Ordinance #15-2021*
2. *An Ordinance Amending Chapter 148 of Land Development Ordinance of the Township of Readington Pertaining to Variances and Waivers - Ordinance #16-2021*
3. *An Ordinance to Provide for the Acquisition of Property Known as Block 95, Lot 12.23 in the Township of Readington, County of Hunterdon and State of New Jersey from Licht and Marren-Licht - Ordinance #17-2021*

**I. CORRESPONDENCE / OTHER INFORMATION**

1. Notice of Virtual Public Hearing from Dean Donatelli, Esq. regarding *Laboratory Corporation of American Submitting an Application to the Board of Adjustment of the Township of Readington for an Amended Final Major Site Plan Approval and Use Variance approval with respect to property located at 420 US Route 22, Whitehouse Station (Block 8, Lot 13).*

2. Notice from the County of Hunterdon for a Public Hearing in Connection with the *Proposed Sale of Black 21, Lot 23.01 (the "Hawke Property") located on Main Street, Borough of Flemington.*
3. Memorandum dated June 8, 2021 from Robin Ray, Acting Clerk, Township of Bedminster, regarding *An Ordinance Amending Section 13-105 Entitled "Prohibited Uses" of Chapter XIII Entitled "Land Management" of the Revised General Ordinance of the Township of Bedminster.*

**J. OLD BUSINESS**

1. *An Ordinance Amending the Construction Code Fee Schedule Established under Chapter 96 of the Township of Readington, County of Hunterdon and State of New Jersey Entitled "Construction Codes, Uniform"*
2. *Resolution to Adopt the Policy and Agreement Manual for the Adopt-a-Road Program*
3. *Additional Hunting Properties / Permit Hunting Program*
4. *Proposed Street Names / Readington Commons (The Ridge at Readington)*

**K. NEW BUSINESS**

1. *An Ordinance Amending the Code of the Township of Readington, Hunterdon County and State of New Jersey to Include Provisions Prohibiting All Classes of Cannabis Businesses within the Township*
2. *An Ordinance Amending Chapter 148 of Land Development Ordinance of the Township of Readington to Prohibit All Classes of Cannabis Business within all Zoning Districts of the Township*
3. *Request to Right to Have Two (2) Temporary/Portable Cell Towers on Airport Owned Property during Three (3) Day Festival of Ballooning Event*
4. *Application for Special Events Permit / New Jersey Lottery Festival of Ballooning 5K Run (July 25th)*
5. *Application for Special Events Permit / Costlow Wedding (July 24, 2021)*

**L. ADMINISTRATOR'S REPORT**

**M. ATTORNEY'S REPORT**

## **N. 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
  
4. **Juergen Huelsebusch**  
Farmland / Open Space Advisory Board  
Agricultural Land Advisory Committee  
Police Department
  
5. **Ben Smith**  
Finance  
Board of Health  
Sewer Advisory  
  
\* *Payment of Bills*  
\* *Tax Overpayments (2020)*

## **O. COMMENTS FROM THE PUBLIC**

## **P. COMMENTS FROM THE GOVERNING BODY**

## **Q. ADJOURNMENT**