

***For those attending the meeting, masks will be required and social distancing protocols will remain in effect \****

***\* A physician's note on prescribed letterhead must be provided in advance of the meeting to the Township Clerk as a condition of being allowed to be present at the meeting without a mask. No exceptions will be made.***

**READINGTON TOWNSHIP COMMITTEE**  
**OCTOBER 18, 2021 AGENDA**

**A. Mayor Albanese calls the meeting to order at 6:00 p.m. announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meeting.**

**B. EXECUTIVE SESSION**

***Executive Session Resolution***

Personnel / Construction Code

Personnel / Police Department

Contract Negotiations / Police Chief Promotional Process

Contract Negotiations / Block 73, Lot 15 (Darts Mill)

Contract Negotiations / Development Agreement / Ryland Developers, LLC

Contract Negotiations / Shared Services / Board of Education

Contract Negotiations / County

Attorney-Client Privilege / Executive Session Minutes / October 4, 2021

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. \* *Release of Hunting Security Deposit / Pines Rod and Gun Club (Block 96, Lot 18.03 and Block 94, Lot 8)*
2. \* *Release of Police Escrow / Fiddler's Elbow*
3. \* *County History Partnership Program (CHPP) Grant Application*
4. \* *Application for Blue Light Permit*
  - Kushwant Pall
  - Zachary Hutchins
  - Britanni Szyperski
  - Matthew Byrum
  - Benedict Sroka
  - Nicholas Siani
  - Victoria Maurer

**F. \* APPROVAL OF MINUTES**

*Minutes of October 4, 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 Amending Chapter 225 of the General Code of the Township of Readington Entitled "Vehicles and Traffic" to Remove the Designation of a Portion of Block 22, Lot 63 from the List of Municipal Parking Lots - Ordinance #34-2021*
2. *An Ordinance to Provide for the Acceptance of a Limited Conservation Easement Dedicated on Portions of Block 39, Lots 53.06 and 53.07 in the Township of Readington, County of Hunterdon and State of New Jersey from Tannery Road Associates, LLC and 58 Tannery Road, LLC - Ordinance #35-2021*

## **I. CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated October 1, 2021 from Josh Eckert, Counsel for Jersey Central Power & Light Company, regarding the *Matter of Jersey Central Power & Light Company's Verified Petition to Establish a New Rate Component of its Rider RRC - RGGI Recovery Charge for Costs Incurred Pursuant to the Mandated Community Solar Program.*
2. Letter dated October 7, 2021 from Lauren Lepkoski, Counsel for Jersey Central Power & Light Company, in the *Matter of the Verified Petition of Jersey Central Power & Light Company for Approval of an Advanced Metering Infrastructure Program.*

## **J. NEW BUSINESS**

1. *An Ordinance to Provide for the Vacation of a 50 Foot Easement Located on Block 72, Lot 15.10 in the Township of Readington, County of Hunterdon and State of New Jersey, Previously Reserved for Future Public Roadway Purposes*
2. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development," of the Code of the Township of Readington to Remove Certain Zoning Districts Found at Sections 148-27.10 (MFAH-2) and 148-27.13 (MFAH-5) of the Code and to Create an Inclusionary Housing Zone also known as the Multi-Family Affordable Housing - 2.5 (MFAH-2.5) District*
3. *Acceptance of Maintenance Bond / Whitehouse Urban Renewal Associates, LLC*

## **K. ADMINISTRATOR'S REPORT**

## **L. ATTORNEY'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

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 Refunds / Overpayment*
- \* *Tax Lien Redemption*

**O. COMMENTS FROM THE PUBLIC**

**P. COMMENTS FROM THE GOVERNING BODY**

**Q. ADJOURNMENT**