

**READINGTON TOWNSHIP COMMITTEE  
VIRTUAL ONLINE MEETING –March 1, 2021**

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.

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

**ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan, Engineer R. O’Brien

**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:

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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Personnel .....	Personnel .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Block 65, Lot 16 .....	Contract Negotiations .....	“ “ “
Executive Session Minutes..... • February 16, 2020	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.....	“ “ “
Civil Action Summons / ..... Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township of Committee of the Township of Readington	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.”

2. This Resolution shall take effect immediately.

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

The meeting reconvened at 7:30 p.m.

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

***Executive Session:***

***Personnel / Personnel***

A **MOTION** was made by Mrs. Fort to accept the resignation of Carol Radziewicz, Board of Health/Environmental/Sewer Advisory secretary, effective March 5, 2021 seconded by Mr. Smith with a vote of ayes all, nays none recorded.

A **MOTION** was made by Mrs. Fort to authorize Administrator Sheola to advertise for the replacement position, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

***Contract Negotiations / Block 65, Lot 16***

A **MOTION** was made by Mrs. Fort to authorize Attorney Dragan to draft a contract for the donation of Block 65, Lot 16, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

***Attorney-Client Privilege / Executive Session Minutes / February 16, 2021***

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of February 16, 2021 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

The following resolution was offered for consideration:

***#R-2021-46***

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

***TOWNSHIP COMMITTEE ACKNOWLEDGEMENT RESOLUTION***

**WHEREAS**, the Township of Readington (“Township”), has previously adopted resolution #R -2020-40, Affirmative Marketing Plan for the Township of Readington on March 2, 2020; and

**WHEREAS**, the Township Committee acknowledges that the Housing Coordinator/Administrative Agent will begin the Affirmative Marketing Process on March 2, 2021 for the Market to Affordable Program; and

**WHEREAS**, applications will be accepted for the Market to Affordable Program until May 31, 2021; and

**NOW, THEREFORE BE IT ACKNOWLEDGED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:**

**Resolution #R-2021-46 cont'd:**

1. The preambles set forth above are made a part hereof as if repeated in full.
2. The Township of Readington Acknowledges the requested by the Housing Coordinator/Administrative Agent to begin the Affirmative Marketing Process for the Market to Affordable Program.
3. The Mayor, Township Administrator and Municipal Clerk are authorized to sign the documentation necessary to acknowledge the start of the Affirmative Marketing Process of Market to Affordable Program on March 2, 2021.

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

Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- 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 Albanese stated that this matter remains in Executive Session.

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

Mayor Albanese stated that this matter remains in Executive Session.

**CONSENT AGENDA:**

Mayor Albanese 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.*

John Broten, Dogwood Drive requested to remove the *Payment of Bills* from the Consent Agenda

1. \* **APPROVAL OF MINUTES** of meeting of February 16, 2021
2. \* **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 95, Lot 12.218 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 \$706.38, plus a premium paid in the amount of \$800.00, known as Tax Sale Certificate #2020-019, to the lienholder, US Bank Cust/Pro Cap 8/Pro Capital Mgt II.

3. ***\* New Jersey State Firemen's Association Application / Jonathan Apgar***
4. ***\* Release of Board of Health Escrow / Block 70, Lot 41 (Centerville Road)***
5. ***\* Release Board of Health Escrow / Block 72.01, Lot 35 (Deerpath Road)***
6. ***\* Resolution Authorizing Postponement of Mortgage for Block 21.04, Lot 507.11 (Well Sweep Road)***

The following resolution was offered for consideration:

***#R-2021-47***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Township of Readington (“Township”), holds a second mortgage on an affordable housing unit on property known as 719 Well Sweep Road, Unit C2, Block 21.04, Lot 507.11 on the official tax map and located in the Township (hereinafter referred to as “the Property”); and

***WHEREAS***, such mortgage was recorded on April 13, 2018 in the Hunterdon County Clerk’s Office in Book 4090, Page 90; and

***WHEREAS***, the property owner has requested the Township to sign a postponement of its mortgage on the Property in favor of Peapack-Gladstone Bank so that the owner may refinance its current first mortgage with a new loan in the amount of \$138,000; and

***WHEREAS***, the current maximum allowable resale price of the affordable housing unit is \$146,246 and the proposed loan is within 95% of that number, in accordance with UHAC rules; and

***WHEREAS***, as a result of the refinance referred to above, the property owner's current first mortgage to Guaranteed Rate Affinity, LLC shall be paid off and discharged so that the Township's mortgage shall remain in second place; and

***WHEREAS***, the Township is within its authority to accept a Postponement of Mortgage under UHAC rules.

***NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:***

1. The preambles set forth above are made a part hereof as if repeated in full.
2. The Township of Readington approves the Postponement of Mortgage as requested by the owner of the Property known as 719 Well Sweep Road, Unit C2 in Readington Township and the lender Peapack- Gladstone Bank whose first mortgage shall be in the amount of \$138,000. The Postponement shall place the Township in second position behind said lender, in terms of priority.
3. The Township shall not further subordinate its interest in the Property beyond second position and only if it determines there is sufficient equity in the Property to do so.

4. The Mayor, Township Administrator and Municipal Clerk are authorized to sign all documentation necessary to effectuate this resolution.

5. This Resolution shall take effect immediately.

7. \* ***Resolution in Support of the Efforts of the U.S. Fish and Wildlife in the Cornell-Dubilier Restoration Plan***

The following resolution was offered for consideration:

**#R-2021-48**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Township of Readington supports the efforts of the U.S. Fish and Wildlife (Service), the National Oceanic and Atmospheric Administration (NOAA) and the New Jersey Department of Environmental Protection (NJDEP; collectively referred to as Trustees) in their initiation of a natural resource damage assessment and restoration process for the Cornell-Dubilier Electronics Superfund site, and

**WHEREAS**, the Township of Readington further supports dam removal projects on the Raritan and South Branch Rivers and associated stewardship efforts by encouraging its residents and environmental committees to participate in such efforts.

**WHEREAS**, one example for such project would be the removal of the Rockafellows Mill dam benefitting Readington and neighboring Raritan, Clinton and Franklin Townships as well as streams and watersheds in townships throughout Hunterdon County.

**NOW THEREFORE BE IT RESOLVED**, the Readington Township Committee supports the efforts of the U.S. Fish and Wildlife (Service), the National Oceanic and Atmospheric Administration (NOAA) and the New Jersey Department of Environmental Protection (NJDEP; collectively referred to as Trustees) in the Cornell-Dubilier Restoration Plan.

**A MOTION** was made by Mrs. Fort to approve the Consent Agenda (*with the removal of the bill list*), seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

John Broten, Dogwood Drive inquired on the status of the litigation for Rosedale and Rosehill Cemetery Association.

**CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated February 17, 2021 from Judith Sullivan, Municipal Clerk, Township of Bedminster, regarding ***An Ordinance Amending Chapter XIII Entitled "Land Management" of the Township of Bedminster Section 13-502 Stormwater Management.*** No action taken.
2. Letter dated February 17, 2021 from Judith Sullivan, Township Clerk, Township of Bedminster, regarding ***An Ordinance Amending Article 13 Entitled "The Land Development Ordinance Section 13-4-01" to Add a New Zone District to be Known as "Office Research Village Mixed Use District."*** No action taken.

3. Letter dated February 12, 2021 from Lauren Lepkoski, Counsel for Jersey Central Power & Light regarding the *Matter of the Verified Petition of Jersey Central Power & Light Company for Approval of an Advanced Metering Infrastructure Program*. No action taken.
4. Memorandum dated February 23, 2021 from Maggie Schmitt, Township Clerk, Township of Branchburg, regarding *An Ordinance Amending the Land Development Ordinance of the Township of Branchburg, Article III "Zoning", Section 3-37 R/S-4 Retail Service 4 Zone to Include Additional Permitted Uses, Amend Area and Bulk Requirements and Provide for Certain Exemptions to Buffer, Parking and Signage Requirements.*" No action taken.

**NEW BUSINESS**

1. *Amendment to Stormwater Ordinance*

The following ordinance was offered for introduction:

**AN ORDINANCE AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO PERTAINING TO STORMWATER MANAGEMENT**

**Ordinance #02 -2021**

**WHEREAS**, the State of New Jersey amended its Stormwater Management Rules found at N.J.A.C. 7:8 et seq. on March 2, 2020; and

**WHEREAS**, the municipalities in the State of New Jersey are required to amend their stormwater control ordinances to align with the updated Stormwater Management Rules found at N.J.A.C. 7:8; and

**WHEREAS**, the Township of Readington's stormwater management ordinance as contained in Chapter 148 of the Township's Land Use portion of the Code of Readington Township must be amended to conform to the State's amended rules;

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON** that certain sections of Chapter 148 of the Land Use Ordinance shall be amended as follows (unless otherwise indicated, additions are indicated thus, deletions are indicated ~~thus~~):

**SECTION 1.** The findings in the foregoing preambles are incorporated herein as though fully set forth at length.

**SECTION 2.** Article II entitled "Definition of Terms" shall be amended as follows:

Subsection 148-9 Definitions.

**DEVELOPMENT** - The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure; or any mining, excavation or landfill and any use or change in use of any building or other structure, or land or extension of use of land for which permission may be required under the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq. and pursuant to this chapter.

**GREEN INFRASTRUCTURE** - Means a stormwater management measure that manages stormwater close to its source by: (1) treating stormwater runoff infiltration into subsoil; (2) treating stormwater runoff through filtration by vegetation or soil; or (3) storing stormwater runoff for reuse.

***Ordinance #02-2021 cont'd:***

MAJOR DEVELOPMENT - Any development that will ultimately result in the disturbance of greater than one acre of land or creates an additional 0.25 acre of impervious surface . For the purposes of the stormwater management provisions of this ordinance, means an individual "development", as well as multiple developments that individually or collectively result in: (1) the disturbance of one half of more acres of land since February 2, 2004; (2) the creation of 5,000 square feet or more of "regulated impervious surface" since February 2, 2004; (3) the creation of one-quarter acre or more of "regulated motor vehicle surface" since March 2, 2021; or (4) a combination of 2 and 3 above that totals an area of one-quarter acre or more. The same surface shall not be counted twice when determining if the combination area equals one-quarter acre or more.

For the purposes of stormwater management, "major development" includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of paragraphs 1,2,3 or 4 above. Projects undertaken by any government agency that otherwise meet the definition of "major development", but which do not require approval under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., are also considered "major development".

MINOR DEVELOPMENT - For the purposes of the stormwater management provisions of this ordinance, means an individual development or redevelopment that creates more than 500 square feet of impervious surface and does not meet the requirements of a "major development".

REDEVELOPMENT. - For the purposes of the stormwater management provisions of this ordinance, means an activity that results in the creation, addition or replacement of impervious surface area on an already developed site. Redevelopment includes, but is not limited to: the expansion of a building footprint; addition or replacement of a structure or a portion of a structure regardless of footprint; and replacement of impervious surface area that is not part of a maintenance activity. If a project is considered to be a redevelopment project, all new impervious cover, whether created by adding to or replacing impervious cover that was in existence before the redevelopment occurs, shall be considered in calculating the requirements for stormwater management. However, any such new impervious cover that will drain into an existing stormwater best management practice that is to remain after the redevelopment and that meets current stormwater management requirements shall be deducted from the total amount of impervious surface that must be treated by new stormwater best management practices. In the case of a redevelopment project, the pre-developed land cover shall be considered to be wooded.

**SECTION 3.** Article VII entitled "Subdivision and Site Plan Standards" shall be amended as follows:

**Subsection 148-65 Stormwater.**

A. Statutory and Regulatory authority. The Stormwater Management Act, N.J.S.A. 12:5-3, 13:1D-1, et seq., 13:9A-1, et seq., 13:19-1 et seq., 40:55D-93 to 99 (authorizing municipalities to implement and revise stormwater control ordinances as needed), N.J.S.A. 58:4-1 et seq., 58:10A-1 et seq., 58:11A-1 et seq. and 58:16A-50, et seq. which amends and supplements the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq. and N.J.S.A. 40:55D-93 et seq., authorizes municipalities to revise stormwater control ordinances as needed and N.J.A.C. 7:8 et seq.

B. Findings of fact. It has been determined that:

- (1) Water bodies, roadways, structures and other property within and downstream of Readington Township are at times subjected to flooding;
- (2) Flooding is a danger to the lives and property of the public and is also a danger to the natural resources of the municipality and the region;
- (3) Land development projects and activities alter the hydrologic response of watersheds resulting in increased stormwater runoff rates and volumes, increased flooding, increased stream channel erosion, and increased sediment transport and deposition;

***Ordinance #02-2021 cont'd:***

- (4) Stormwater runoff produced by the land development contributes to increased quantities of waterborne pollutants;
- (5) Increases in stormwater runoff, soil erosion, stream channel erosion and nonpoint source pollutants have occurred in the past as a result of land development and have resulted in the deterioration of the water resources of Readington Township and downstream municipalities;
- (6) Increased stormwater runoff rates and volumes, and the sediments and pollutants associated with stormwater runoff, from future development projects within Readington Township, have the potential to adversely affect the municipality's streams and water resources, and the streams and water resources of downstream municipalities;
- (7) Improperly managed and treated runoff impacts the biota of the Township's aquatic and wetland resources. This includes state-listed threatened and endangered species;
- (8) Pollutants associated with stormwater runoff are responsible for the eutrophication of the Township's lakes and ponds;
- (9) Stormwater runoff, soil erosion and nonpoint source pollution can be controlled and minimized by the regulation of stormwater runoff from development projects;
- (10) The State of New Jersey's Surface Water Quality Standards (N.J.A.C. 7:9B-1.1 et seq.) establish surface water quality standards and antidegradation policies applicable to all surface waters of the state, and these standards and antidegradation policies provide reasonable guidance to New Jersey municipalities for the regulation of stormwater runoff for purposes of protecting surface water resources from degradation;
- (11) It is therefore determined that it is in the public interest to regulate the discharge of stormwater runoff from land development projects and other construction activities, as provided in this section and §§ 148-65.1 through 148-65.4; in order to control and minimize increases in stormwater runoff and volumes and to control and minimize soil erosion, and nonpoint source pollution associated with stormwater runoff.

C. Purpose. It is the purpose of this §§ 148-65.1 through 148-65.4 to establish minimum stormwater management requirements and controls utilizing best management practices and green infrastructure measures:

- (1) To reduce artificially induced flood damage to public health, life, and property;
- (2) To minimize increased stormwater runoff rates and volumes from any new land development;
- (3) To minimize the deterioration of existing watercourses, culverts and bridges, dams and other structures;
- (4) To preserve and maintain baseflow conditions of streams and rivers;
- (5) To maintain the adequacy of existing and proposed culverts and bridges, dams and other structures;
- (6) To induce water recharge into the ground where geologically favorable conditions exist;
- (7) To prevent an increase in nonpoint source pollution;



***Ordinance #02-2021 cont'd:***

- (8) To maintain the integrity of stream channels for their biological functions as well as for drainage and other purposes;
- (9) To minimize the impact of development upon streambank and streambed stability;
- (10) To reduce erosion from any development or construction project;
- (11) To minimize the increase in pollutants in runoff due to land development, which otherwise would degrade the quality of water and may render it both unfit for human consumption and detrimental to biological life;
- (12) To preserve and protect water supply facilities and water resources by means of controlling increased flood discharges, stream erosion, and runoff pollution;
- (13) To reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, from lands that were developed without stormwater management controls meeting the purposes and standards of this section and §§ 148-65.1 through 148-65.4; and
- (14) To minimize public safety hazards at any stormwater detention facility constructed pursuant to subdivision or site plan approval.
- (15) To achieve flood control and pollution reduction via green infrastructure practices that provide groundwater recharge at the source and using low impact, decentralized development and non-structural management. These practices will promote distributed designs with a series of smaller stormwater BMPs throughout a development rather than one single structure at the lower end of the site.

D. ~~Applicability. Any application, whether residential or commercial, seeking site plan and/or subdivision approval from the Township Planning Board or Board of Adjustment, regardless of the area of site disturbance or area of new impervious cover.~~ Any activity that meets the definition of major or minor development, including parts of major residential developments that are not subject to R.S.I.S, or any development undertaken by the Township that requires stormwater control is subject to this section and §§ 148-65.1 through 148-65.4.

E. Compatibility with other permit and ordinance requirements.

- (1) Development approvals issued pursuant to this section and §§ 148-65.1 through 148-65.4 are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by any other applicable code, rule, act or ordinance. In their interpretation and application, the provisions of this section and §§ 148-65.1 through 148-65.4 shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.
- (2) This section and §§ 148-65.1 through 148-65.4 is not intended to interfere with, abrogate, or annul any other ordinances, rule or regulation, statute, or other provision of law. Where any provision of this section and §§ 148-65.1 through 148-65.4 imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

F. Severability. If the provisions of any article, section, subsection, paragraph, subdivision or clause of this section and §§ 148-65.1 through 148-65.4 shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this section and §§ 148-65.1 through 148-65.4.

*Ordinance #02-2021 cont'd:*

**§ 148-65.1. Drainage of streets. [Amended 6-17-2002 by Ord. No. 15-2002; 10-7-2002 by Ord. No. 40-2002; 4-18-2007 by Ord. No. 11-2007]**

All streets shall be provided with manholes, catch basins and pipes or other conveyance systems where the same may be necessary for proper drainage. Designers should focus on the incorporation of properly designed and distributed open, vegetated swales wherever practicable. These systems provide a green infrastructure solution for stormwater control and conveyance, providing both runoff volume and rate control along with water quality benefits. These systems also provide a more distributed, decentralized approach to managing stormwater at its source consistent with the definition of green infrastructure.

- A. The system shall include the natural drainage basin area or areas and shall be adequate to carry off the stormwater and natural drainage water which originates not only within the lot or tract boundaries but also that which originates beyond the lot or tract boundaries in their current state of development. The system shall be extended along the full length of any road improvement. No stormwater runoff or natural drainage water shall be so diverted as to overload existing drainage systems to create flooding or the need for additional drainage structures on other private properties or public lands without proper and approved provisions being made for taking care of these conditions.
- B. All materials used in the construction of storm sewers, bridges and other drainage structures shall be in accordance with current specifications of NJDOT for Road and Bridge Construction, as prepared by the New Jersey Department of Transportation and any supplements, addenda and modifications thereto unless otherwise specified by Readington Township. Modifications or changes of these specifications may be requested by the applicant but may be implemented only with the knowledge and written consent of the Township following input received by the Township's professionals.
- C. Pipe sizes shall be determined by acceptable drainage design procedures, provided that the pipe size in a surface water drainage system shall in no instance be less than 15 inches in diameter.
- D. Drainage inlets shall be located at all intersections, with inlets on both sides of a street at intervals of not more than 300 feet or such shorter distances as required to prevent the flow of surface water from exceeding six cubic feet per second at the drainage inlet. Access manholes shall be placed at maximum four-hundred-foot intervals throughout the system and at pipe junctions where there are no drainage inlets.
- E. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create ponding in paved areas. Gutters or paved swales shall be used whenever, in the judgment of the Township Engineer, they are necessary to avoid erosion.
- F. Lots shall be graded away from the building(s) at a minimum two- percent grade in order to secure proper drainage. Additionally, drainage shall be provided in a manner which will prevent the collection of stormwater in pools or other unauthorized concentrations of flow and water shall not flow across adjacent property lines at greater than predevelopment rates.

**Ordinance #02-2021 cont'd:**

- G. Approval of drainage structures shall be obtained from the appropriate municipal, county, state and federal agencies and office. Where required, each applicant shall make application to NJDEP, the Hunterdon County Engineering Department and the Township Engineer. Final approval shall not be effective until letters of approval from the proper governmental authorities shall be furnished to the Secretary of the Planning Board or the Secretary of the Zoning Board of Adjustment, as the case may be, with a copy of each letter forwarded to the Township Engineer.
- H. When required by the Township and as indicated on an approved development plan, a drainage right-of-way easement shall be provided to the Township where a tract or lot is traversed by a watercourse, surface or underground drainageway or drainage system, channel or stream. Said easement and right-of-way shall include provisions assuring the following: preservation of the channel of the watercourse; prohibition of alteration of the contour, topography or composition of the land within the easement and right-of-way; prohibition of construction within the boundaries of the easement and right-of-way which will obstruct or interfere with the natural flow of the watercourse; and reservation to the (Public Works Department) Township of a right of entry (but not the obligation) for the purpose of maintaining the natural flow or drainage of the watercourse, of maintaining any and all structures related to the exercise of the easement and right-of-way and of installing and maintaining a storm or sanitary sewer system or other public utility. The drainage right-of-way easement shall conform substantially with the thread of such watercourse and, in any event, shall meet any minimum widths and locations as shown on any adopted Official Map or Master Plan but not less than 25 feet in width. Such easement shall be expressed on the plat as follows: "Drainage easement granted for the purposes provided and expressed in the Land Development Ordinance of Readington Township."
- I. Surface drainage of each lot will be reviewed to assure that stormwater flows will not cascade from one lot to another in a manner that would be detrimental to the use of an adjoining lot. This may require surface water controls such as swales, surface drainage inlets and appropriate easements, using best management practices and green infrastructure.

**Subsection 148-65.2 Technical standards.**

Subsection 148-65.2 shall be deleted in its entirety and replaced with the following new subsection as follows:

- A. **Design and Performance Standards for Stormwater Management Measures.**
  - (1) Stormwater management measures for major development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
    - (a) The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.J.S.A. 4:24-39 et seq., and implementing rules at N.J.A.C. 2:90.
    - (b) The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure *[examples of guidance include Rutgers Cooperative Extension, NJ Future, and US EPA]*.
  - (2) The standards in this ordinance apply to any major or minor development where indicated and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or Water Quality Management Plan adopted in accordance with Department rules.
- B. **Stormwater Management Requirements for Major Development**
  - (1) The development shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with Section 148-65.4

***Ordinance #02-2021 cont'd:***

- C. Stormwater management measures shall avoid adverse impacts of concentrated flow on habitat for threatened and endangered species as documented in the Department's Landscape Project or Natural Heritage Database established under N.J.S.A. 13:1B15.147 through 15.150, particularly *Helonias bullata* (swamp pink) and/or *Clemmys muhlenbergii* (bog turtle).
- D. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of Section 148-65.2 P, Q and R.
  - (1) The construction of an underground utility line provided that the disturbed areas are revegetated with ecologically appropriate plant life to achieve optimal quality, quantity, and biological diversity upon completion.
  - (2) The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable including but limited to the revegetation measures outlined in D1; and
  - (3) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.
- E. Tables 1 through 3 summarize the ability of stormwater best management practices identified and described in the New Jersey Stormwater Best Management Practices Manual to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in Section 148-65.2 O, P, Q and R. When designed in accordance with the most current version of the New Jersey Stormwater Best Management Practices Manual, the stormwater management measures found at N.J.A.C. 7:8-5.2 (f) Tables 5-1, 5-2 and 5-3 and listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and performance standards as outlined in the tables below. Upon amendments of the New Jersey Stormwater Best Management Practices to reflect additions or deletions of BMPs meeting these standards, or changes in the presumed performance of BMPs designed in accordance with the New Jersey Stormwater BMP Manual, the Department shall publish in the New Jersey Registers a notice of administrative change revising the applicable table. The most current version of the BMP Manual can be found on the Department's website at:  
[https://njstormwater.org/bmp\\_manual2.htm](https://njstormwater.org/bmp_manual2.htm).
- F. Where the BMP tables in the NJ Stormwater Management Rule are different due to updates or amendments with the tables in this ordinance the BMP Tables in the Stormwater Management rule at N.J.A.C. 7:8-5.2(f) shall take precedence.
- G. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the municipality. A copy of any approved alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate shall be provided to the Department, Division of Water Quality. Alternative stormwater management measures may be used to satisfy the requirements at Section 148-65.2 only if the measures meet the definition of green infrastructure. Alternative stormwater management measures that function in a similar manner to a BMP listed at Section O.2 are subject to the contributory drainage area limitation specified at Section O.2 for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at Section O.2 shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section V.
- H. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site, so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

***Ordinance #02-2021 cont'd:***

- I. Design standards for stormwater management measures are as follows:
  - (1) Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
  - (2) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than one-third the width of the diameter of the orifice or one-third the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of Section U.
  - (3) Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant. Measures that are consistent with the relevant portions of the Residential Site Improvement Standards at N.J.A.C. 5:21-7.3, 7.4, and 7.5 shall be deemed to meet this requirement.
  - (4) Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at Section U. and
  - (5) The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of two and one-half inches in diameter.
- J. Manufactured treatment devices may be used to meet the requirements of this subchapter, provided the pollutant removal rates are verified by the New Jersey Corporation for Advanced Technology and certified by the Department. Manufactured treatment devices that do not meet the definition of green infrastructure at Section II may be used only under the circumstances described at Section 148-65.2.O.4.
- K. Any application for a new agricultural development that meets the definition of major development at Section II shall be submitted to the Soil Conservation District for review and approval in accordance with the requirements at Sections 148-65.2.O, P, Q and R and any applicable Soil Conservation District guidelines for stormwater runoff quantity and erosion control. For purposes of this subsection, "agricultural development" means land uses normally associated with the production of food, fiber, and livestock for sale. Such uses do not include the development of land for the processing or sale of food and the manufacture of agriculturally related products.
- L. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 148-65.2.P, Q and R shall be met in each drainage area, unless the runoff from the drainage areas converge onsite and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
- M. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the Clerk, Hunterdon County. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 148-65.2.O, P, Q and R and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane New Jersey FIPS 2900 US Feet or Latitude and Longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to Section M. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the clerk or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.

**Ordinance #02-2021 cont’d:**

N. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to Section IV of this ordinance and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be submitted to the municipality for approval and subsequently recorded with the {insert appropriate Office of the County Clerk or the registrar of deeds and mortgages, as applies} and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with M above. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality in accordance with M above.

O. Green Infrastructure Standards

- (1) This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.
- (2) To satisfy the groundwater recharge and stormwater runoff quality standards at Section 148-65.2.P and Q, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at Section IV.F. and/or an alternative stormwater management measure approved in accordance with Section 148-65.2.G. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

<b>Best Management Practice</b>	<b>Maximum Contributory Drainage Area</b>
Dry Well	1 acre
Manufactured Treatment Device	2.5 acres
Pervious Pavement Systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale Bioretention Systems	2.5 acres
Small-scale Infiltration Basin	2.5 acres
Small-scale Sand Filter	2.5 acres

***This will require the stormwater management design to have a series of smaller stormwater BMPs distributed across a site rather than one single structure at the lower end of the site. Those BMPs utilized in the development will treat the stormwater through methods that utilize vegetation and infiltration.***

- (3) To satisfy the stormwater runoff quantity standards at Section 148-65.2.R, the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with Section 148-65.2.G.
- (4) If a variance in accordance with N.J.A.C. 7:8-4.6 or a waiver from strict compliance in accordance with Section V is granted from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with Section IV.G may be used to meet the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at Section 148-65.2 P, Q and R.

***Ordinance #02-2021 cont'd:***

- (5) For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at Section 148-65.2.P, Q and R, unless the project is granted a waiver from strict compliance in accordance with Section 148-65.2.D

**P. Groundwater Recharge Standards**

- (1) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at Section V, either:
  - (a) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site; or
  - (b) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the 2-year storm is infiltrated.
- (2) The following types of stormwater shall not be recharged:
  - (a) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied, areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than “reportable quantities” as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge would be inconsistent with Department approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and
  - (b) Industrial stormwater exposed to “source material.” “Source material” means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

**Q. Stormwater Runoff Quality Standards**

- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of one-quarter acre or more of regulated motor vehicle surface.
- (2) Stormwater management measures shall be designed to reduce the postconstruction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm (as defined in Q4 below) as follows:
  - (a) Ninety percent TSS removal of the anticipated load, expressed as an annual average shall be achieved for the stormwater runoff from the net increase of motor vehicle surface.
  - (b) If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average.

**Ordinance #02-2021 cont'd:**

- (3) The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the New Jersey Pollutant Discharge Elimination System (NJPDES) rules, N.J.A.C. 7:14A, or in a discharge specifically exempt under a NJPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with 2 above, unless the major development is itself subject to a NJPDES permit with a numeric effluent limitation for TSS or the NJPDES permit to which the major development is subject exempts the development from a numeric effluent limitation for TSS.
- (4) The water quality design storm is 1.25 inches of rainfall in two hours. Water quality calculations shall take into account the distribution of rain from the water quality design storm, as reflected in Table 4. The calculation of the volume of runoff may take into account the implementation of stormwater management measures.
- (5) If more than one BMP in series is necessary to achieve the required 90 percent TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:  $R = A + B - (A \times B) / 100$ . Where R = total TSS Percent Load Removal from application of both BMPs, and A = the TSS Percent Removal Rate applicable to the first BMP B = the TSS Percent Removal Rate applicable to the second BMP.
- (6) Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. Total phosphorus (TP) and total nitrogen (TN) will be reduced 60 % from the predevelopment condition. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in Section 148-65.2.P, Q and R.
- (7) In accordance with the definition of FW1 at N.J.A.C. 7:9B-1.4, stormwater management measures shall be designed to prevent any increase in stormwater runoff to waters classified as FW1.
- (8) The Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-4.1(c)1 establish 300-foot riparian zones along Category One (C1) waters, as designated in the Surface Water Quality Standards at N.J.A.C. 7:9B, and certain upstream tributaries to Category One waters. A person shall not undertake a major development that is located within or discharges into a 300-foot riparian zone without prior authorization from the Department under N.J.A.C. 7:13.
- (9) Pursuant to the Flood Hazard Area Control Act Rules at N.J.A.C. 7:13-11.2(j)3.i, runoff from the water quality design storm that is discharged within a 300-foot riparian zone shall be treated in accordance with this subsection to reduce the postconstruction load of total suspended solids by 95 percent of the anticipated load from the developed site, expressed as an annual average.
- (10) This stormwater runoff quality standard does not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

**R. Stormwater Runoff Quantity Standards**

- (1) This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.
- (2) In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at Section V, complete one of the following:
  - (a) Demonstrate through hydrologic and hydraulic analysis that for stormwater leaving the site, post-construction runoff hydrographs for the 2-, 10-, and 100year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events;



**Ordinance #02-2021 cont'd:**

- (b) Demonstrate through hydrologic and hydraulic analysis that there is no increase, as compared to the pre-construction condition, in the peak runoff rates of stormwater leaving the site for the 2-, 10- and 100-year storm events and that the increased volume or change in timing of stormwater runoff will not increase flood damage at or downstream of the site. This analysis shall include the analysis of impacts of existing land uses and projected land uses assuming full development under existing zoning and land use ordinances in the drainage area;
  - (c) Design stormwater management measures so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent, respectively, of the pre-construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or
  - (d) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with 2. above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure
- (3) The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.
  - (4) For minor developments for each square foot or new impervious surface, 2 gallons of stormwater will be managed on site using green infrastructure practices. Of the volume 0.78 gallons (equivalent to the water quality design storm of 1.25 inches) must be retained on site while the remainder may be discharged offsite from the stormwater management measure. The green infrastructure practices such as grass swale, green roof, pervious paving systems, small scale bioretention basins, rain gardens, small scale infiltration basins, small scale sand filter, vegetative strip, cistern and drywell shall be designed and implemented as required by the Readington Stormwater Management Ordinance. The use of cisterns and drywells is allowed only where the other listed methods cannot meet the requirements of this subsection.
- S. Stormwater Runoff calculation using one of the following methods:
- (1) The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16 Part 630, Hydrology National Engineering Handbook, is incorporated herein by reference as amended and supplemented. This methodology is additionally described in *Technical Release 55 - Urban Hydrology for Small Watersheds* (TR-55), dated June 1986 incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service.
  - (2) Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The rational and modified rational methods are described in "Appendix A-9 Modified Rational Method" in the Standards for Soil Erosion and Sediment Control in New Jersey, January 2014. This document is available from the State Soil Conservation Committee or any of the Soil Conservation Districts listed at N.J.A.C. 2:90-1.3(a)3. The location, address, and telephone number for each Soil Conservation District is available from the State Soil Conservation Committee, PO Box 330, Trenton, New Jersey 08625.

**Ordinance #02-2021 cont'd:**

- (3) For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term “runoff coefficient” applies to both the NRCS methodology above at Section V.A.1.i and the Rational and Modified Rational Methods at Section V.A.1.ii. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).
  - (4) In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volume. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS *Technical Release 55 – Urban Hydrology for Small Watersheds* or other methods may be employed.
  - (5) If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation as defined at N.J.A.C. 7:13, the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.
  - (6) Groundwater recharge may be calculated from the New Jersey Geological Survey Report GSR-32, A Method for Evaluating Groundwater-Recharge Areas in New Jersey, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the New Jersey Stormwater Best Management Practices Manual; at the New Jersey Geological Survey at New Jersey Geological and Water Survey, 29 Arctic Parkway, PO Box 420 Mail Code 29-01, Trenton, New Jersey 08625-0420.
- T. Solid and Floatable Material Control Standards require site design features identified under Section IV.F above, or alternative designs in accordance with Section IV.G above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this paragraph, “solid and floatable materials” means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see Section VII.A.2 below.
- (1) Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate: The New Jersey Department of Transportation (NJDOT) bicycle safe grate, which is described in Chapter 2.4 of the NJDOT Bicycle Compatible Roadways and Bikeways Planning and Design Guidelines; or A different grate, if each individual clear space in that grate has an area of no more than seven (7.0) square inches, or is no greater than 0.5 inches across the smallest dimension.
  - (2) For Curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven (7.0) square inches, or be no greater than two (2.0) inches across the smallest dimension.
  - (3) The standard in T. (1) and (2) does not apply;
    - (a) Where each individual clear space in the curb opening in existing curb-opening inlet does not have an area of more than nine (9.0) square inches.
    - (b) Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets
    - (c) Where flows from the water quality design storm as specified in N.J.A.C. 7:8 are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through A rectangular space four and five-eighths (4.625) inches long and one and one-half (1.5) inches wide (this option does not apply for outfall netting facilities); or a bar screen having a bar spacing of 0.5 inches.

**Ordinance #02-2021 cont'd:**

- (d) Note that these exemptions do not authorize any infringement of requirements in the Residential Site Improvement Standards for bicycle safe grates in new residential development (N.J.A.C. 5:21-4.18(b)2 and 7.4(b)1).
- (e) Where flows are conveyed through a trash rack that has parallel bars with one- inch (1 inch) spacing between the bars, to the elevation of the Water Quality Design Storm as specified in N.J.A.C. 7:8; or
- (f) Where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places Rules at N.J.A.C. 7:4- 7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property.

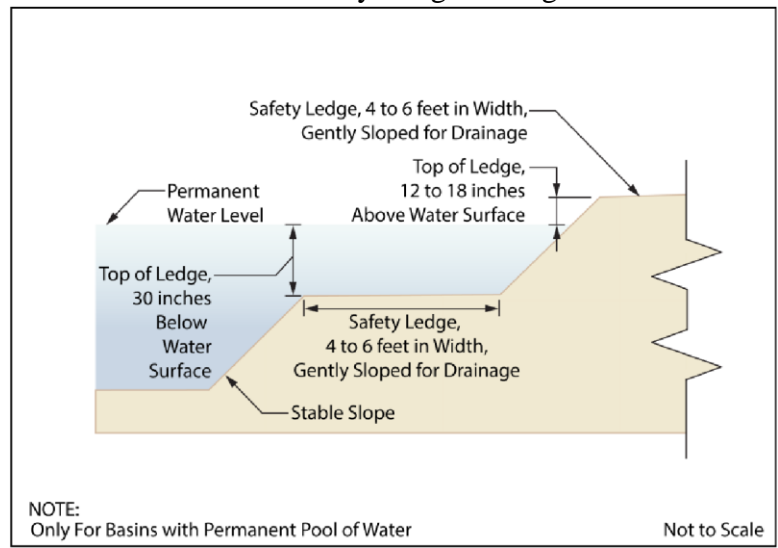
**U. Safety Standards for Stormwater Management Basins.**

- (1) This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.
- (2) The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in Section VIII.C.1, VIII.C.2, and VIII.C.3 for trash racks, overflow grates, and escape provisions at outlet structures.
- (3) Requirements for Trash Racks, Overflow Grates and Escape
  - (a) A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the Stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following
    - [1] The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;
    - [2] The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;
    - [3] The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and
    - [4] The trash rack shall be constructed of rigid, durable, and corrosion resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.
  - (b) Stormwater management BMPs shall include escape provisions as follows:
    - [1] If a stormwater management BMP has an outlet structure, escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to U.3, a free-standing outlet structure may be exempted from this requirement;
    - [2] Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than two and one-half feet. Safety ledges shall be comprised of two steps. Each step shall be four to six feet in width. One step shall be located approximately two and one-half feet below the permanent water surface, and the second step shall be located one to one and one-half feet above the permanent water surface. See VIII.E for an illustration of safety ledges in a stormwater management BMP; and

**Ordinance #02-2021 cont'd:**

- [3] In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.
- (c) A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.
- (d) Safety Ledge Illustration:

Elevation View – Basin Safety Ledge Configuration



V. Mitigation policy and acceptable measures for failure to comply in full or in part with required stormwater management provisions.

(1) If the natural or existing physical characteristics of the project site preclude achievement of any of the above provisions, the Planning Board or Zoning Board of Adjustment may grant a waiver from strict compliance with the specific provisions that are precluded, provided that an acceptable mitigation plan and mitigation measures are provided. For purposes of this section, "mitigation" shall include situations where the applicant has demonstrated the inability or impracticality of strict compliance with the stormwater management requirements set forth in N.J.A.C. 7:8 in addition to the requirements set forth in this chapter.

(a) The waiver cannot be granted due to conditions created by the applicant. If the applicant can comply with the requirements of this chapter and stormwater management plan through reduction of the size of the project, the hardship is self-imposed and thus the Board lacks jurisdiction to grant any waiver under this section. In all cases, those stormwater design provisions that are not precluded by the site's physical characteristics or limitations shall be met.

***Ordinance #02-2021 cont'd:***

(b) In requesting a waiver as to any application, the applicant may submit as reasons for the waiver the site conditions of the proposed project, including soils types; thin soil cover: low permeability soils, and/or shallow depths to groundwater (high groundwater levels), unique conditions which would create an unsafe design, or conditions which would provide a detrimental impact to public health, welfare or safety. The applicant must propose a suitable mitigation method through submission of a mitigation plan which will conform as closely as possible to the design and performance standards of this chapter, through structural or nonstructural stormwater management measures, governing stormwater quality, quantity, and groundwater recharge. The mitigation plan shall include sufficient data and analyses, including an alternatives analysis, which demonstrate how on-site compliance is to be maximized.

(2) The waiver may be granted when an applicant has properly demonstrated the inability or impracticality of strict compliance with this chapter, granted the following conditions are satisfied:

(a) An inability to apply any of the best management practices and methodologies, as defined and approved herein, due to an extraordinary and exceptional situation uniquely affecting the subject property or the structures thereon, resulting in a peculiar and exceptional practical difficulty or undue hardship; or

(b) That the purposes of this chapter can be advanced by a deviation from the nonstructural and structural best management practices and methodologies, as defined and approved herein, where the benefits of such deviation substantially outweigh any detriment.

(3) Furthermore, to be eligible for a waiver, the applicant must demonstrate to the satisfaction of the Township professionals that the immediately downstream waterways will not be subject to:

(a) Deterioration of existing culverts, bridges, dams and other structures;

(b) Deterioration of their biological functions, as well as for drainage and other purposes;

(c) Streambank or streambed erosion or siltation; or

(d) Increased threat of flood damage to public health, life and property.

(4) If one or more of the stormwater management provisions of this chapter cannot be met on site, then the applicant shall meet the provisions of this chapter by employing one or more of the following mitigation measures, in this order of preference:

(a) The purchase or donation of privately owned lands within the Readington Township Stream Corridor Preservation Area that are not currently protected by NJDEP's Freshwater Wetlands Protection Act Rules or NJDEP's Flood Hazard Area Control Regulations, said lands to be dedicated for preservation and/or reforestations.

(a) Mitigation on previously developed properties, public or private, that currently lacks stormwater management facilities designed and constructed in accordance with the purposes and standards of this chapter.

***Ordinance #02-2021 cont'd:***

- (b) Cash contributions to fund stormwater-management-related studies within Readington Township, including wetland delineation studies, stream-monitoring studies for water quality and macroinvertebrates, stream-flow monitoring, and threatened and endangered species studies.
  - (c) Other stormwater enhancement, stormwater management resource protection/restoration mitigation options deemed acceptable by the Township professionals.
- (5) The funding option shall be allowed only in situations where there will be no immediate impact upon a sensitive receptor. Contribution to a regional, municipal or off-site mitigation plan shall be allowed for any application for one individual single-family residence. When approved, receipt of the financial contribution shall be deemed to satisfy the mitigation requirement for that application.
- (6) In all instances, the Board having jurisdiction over the application shall have the power to impose additional conditions as may be appropriate under the circumstances of the application. The Board shall make specific findings of fact and conclusions consistent with this section showing the inability or impracticality of strict compliance with this chapter and justifying the approval of the applicant's mitigation plan, in order to satisfy the reporting requirements of the municipality's NJPDES permit and other applicable state law requiring the submission of reports to any state or county review agency. The Board shall also have the power to require mitigation for applications which have received waivers from the New Jersey Department of Environmental Protection.
- W. Planning and design standards for maintenance and repair.
- (1) The goal for the planning and design of a stormwater management facility is for its operation with the least practical amount of maintenance. To accomplish this, the facility shall be developed to eliminate avoidable maintenance tasks, minimize the long-term amount of regular maintenance, facilitate the performance of required maintenance tasks, and reduce the potential for extensive, difficult, and costly remedial or emergency maintenance efforts.
  - (2) Strong, durable, and noncorrodible materials, components, and fasteners shall be used to reduce required maintenance efforts. These include but are not limited to: lightweight noncorrodible metals, such as aluminum, for trash racks, orifice plates, and access hatches; hardy, disease-resistant grasses for bottoms and side slopes as prescribed by soil erosion and sediment control standards administered by the Hunterdon County Soil Conservation District; reinforced concrete for outlet structures and let headwalls; and gabions for channel and outlet linings.
  - (3) Stormwater structures and facilities, including those designed for infiltration, detention or retention with or without vegetation, shall be designed to minimize propagation of insects, particularly mosquitoes.
  - (4) Stormwater structures and facilities, including those designed for infiltration, detention or retention with or without vegetation, should be designed in a harmonious and attractive manner, with BMPs distributed across a site.
  - (5) Stormwater structures and facilities, including those designed for infiltration, detention or retention with or without vegetation, outlets shall be designed to function without manual, electric or mechanical controls. Design specifications shall be consistent with those required by NJDEP.

*Ordinance #02-2021 cont'd:*

- (6) Maintenance shall be required as part of all stormwater management plans. Specific maintenance techniques and schedules shall be provided for each type of system used on the site.
- (a) With the exception of dry wells used to manage the rooftop runoff from single-family residential dwellings, in no case shall the maintenance of any BMP be the responsibility of an individual property owner. Specifically, the responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. In such cases, the maintenance plan approved by the municipality shall be recorded upon the deed of record for the property.
  - (b) The maintenance plan shall include the name, address and telephone number of the party or parties responsible for long-term maintenance. Documentation of their assumption of this responsibility shall be submitted as part of the permit application. The transfer of maintenance responsibility to individual property owners in residential subdivisions is prohibited except through a homeowners' association agreement.
  - (c) Written maintenance and repair records for all stormwater management systems shall be submitted annually to the Township by the person's identified in Subsection I(6) above.
  - (d) Maintenance of artificial wetlands shall include, but not be limited to:
    - [1] Documented visual inspection of all components of the system at least once every quarter and following any rain event that produces at least one inch of precipitation;
    - [2] Documented removal of silt, litter and other debris from all catch basins, inlets and drainage pipes at least once every six months or upon noticeable buildup; and
    - [3] Vegetation removal and replacement, as necessary, at least once a year.
  - (e) Maintenance of detention basins shall include, but not be limited to:
    - [1] Documented visual inspection of all components of the system at least once every quarter and following any rain event that produces at least one inch of precipitation;
    - [2] Documented removal of silt, litter and other debris from all catch basins, inlets and drainage pipes at least once every six months or upon noticeable buildup;
    - [3] Documented maintenance, including grass cutting, and necessary replacement of all landscape vegetation within the basin at least once a year; and
    - [4] Documented aeration/aerification of basin bottoms at least once a year and scraping and replanting at least once every five years to prevent the sealing of the basin bottom.
  - (f) Maintenance of wet ponds/retention basins shall include, but not be limited to:

**Ordinance #02-2021 cont'd:**

- [1] Documented visual inspection of all components of the system at least once every quarter and following any rain event that produces at least one inch of precipitation.
  - [2] Annual documented monitoring of water quality, dissolved oxygen vegetative growth, temperature and fish population for a period of three years to ensure that the wet pond/retention basin is working as intended.
- (g) Maintenance of infiltration structures shall include, but not be limited to:
- [1] Documented visual inspection of all components of the system at least once every quarter and following any rain event that produces at least one inch of precipitation.
  - [2] Documented removal of silt, litter and other debris from all catch basins, inlets and drainage pipes at least once every six months or upon noticeable buildup.
  - [3] Inspection and proper refurbishment of the sand layer of the infiltration basin, trench or subsurface structure upon evidence of failure of the infiltration system to fully void collected runoff within 72 hours following the completion of a storm event. Replacement of sand or infiltration media shall be done in a manner that does not result in the compaction of the subsurface soils and results in the restoration of the infiltration structure's original design infiltration capacities and capabilities.
- (7) Green infrastructure should be managed so as to promote and maintain the ecological function of the biotic components and the integrity of pervious or porous infrastructure of the system.

J. Safety measures. Safety measures are to be incorporated in the design of all stormwater and infiltration control projects. These may include but not be limited to fencing, warning signs/stadia rod indicating depth at lowest point, and outlet structures designed to limit public access as deemed needed and appropriate by the Township professionals. Safety requirements must at a minimum conform to the N.J.A.C. 7:8-6.

**§ 148-65.3. Requirements for a site development/stormwater plan. [Added 6-17-2002 by Ord. No. 15-2002; amended 10-7-2002 by Ord. No. 40-2002; 4-18-2007 by Ord. No. 11-2007]**

A. Submission of site development stormwater plan.

- (1) Whenever an applicant seeks municipal approval of a development subject to this chapter, the applicant shall submit all of the required components of the checklist for the site development stormwater plan, § 148-65.3C, as part of the submission of the application for subdivision or site plan approval. **[Amended 9-2-2008 by Ord. No. 27-2008; 2-17-2009 by Ord. No. 03-2009]**
- (2) The applicant shall demonstrate that the project meets the standards set forth in this chapter.
- (3) The submission requirements set forth in the checklist in § 148-65.3C are in addition to any other required development checklists. Failure to provide all items will result in an application being deemed incomplete. **[Amended 9-2-2008 by Ord. No. 27-2008; 2-17-2009 by Ord. No. 03-2009]**



***Ordinance #02-2021 cont'd:***

- B. Site development stormwater plan approval. The applicant's plans for development shall be reviewed as a part of the subdivision or site plan review process by the approving

authority. The approving authority may consult its professionals (as appropriate) to determine if all the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this chapter.

- C. Checklist requirements. The following information shall be required:

- (1) Topographic base map. A topographic base map of the site shall be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of one inch equals 200 feet or greater, showing two-foot contour intervals. The map shall indicate existing surface water drainage; marshlands and other wetlands; pervious or vegetative surfaces; existing man-made structures; roads; bearing and distances of property lines; and significant natural and man-made features not otherwise shown. The reviewing professionals may require upstream tributary drainage system information as necessary.
- (2) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its environs shall be provided. This description should include a discussion of soil conditions, slopes, wetlands, and vegetation on the site. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.
- (3) Project description and site plan(s). A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification of proposed changes in natural conditions may also be provided.
- (4) Stormwater management facilities map. The following information shall be provided and illustrated on a map of the same scale as the topographic base map:
  - (a) Total area to be paved or built upon, proposed surface contours, estimated land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of surface water.
  - (b) Details of all stormwater management facility designs, during and after construction, including discharge provisions, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

**Ordinance #02-2021 cont'd:**

(5) Calculations.

- (a) Comprehensive hydrologic and hydraulic design calculations for the predevelopment and post-development conditions for the design storms in keeping with N.J.A.C. 7:8 and as detailed in the New Jersey Stormwater Best Management Practices Manual. Post-development pollution load should be computed using any of the pollutant models as detailed in the most recent NJDEP BMP Manual. **[Amended 9-2-2008 by Ord. No. 27-2008; 2-17-2009 by Ord. No. 03-2009]**
- (b) When the proposed stormwater management control measures (e.g., infiltration basins) depend on the hydrologic properties of soils, then a soils report shall be submitted. This soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil sites shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure. Borings must be conducted within the footprint of the proposed stormwater control measure.

(6) Maintenance and operation plan.

- (a) A stand-alone maintenance and operation manual that details how each of the project's BMPs will be inspected and maintained over time must be submitted as part of the site plan review and approval process. **[Amended 9-2-2008 by Ord. No. 27-2008; 2-17-2009 by Ord. No. 03-2009]**
- (b) Preventative, corrective and aesthetic functional maintenance procedures shall be detailed which ensure the continuation of the intended function of the facility.
- (c) Maintenance and operation plans for stormwater management facilities shall identify the parts or  
  
components of the facility that need to be maintained, and when repairs are required, the equipment and skills or training necessary. Plans for stormwater management facilities shall detail the accessibility of maintenance personnel and equipment.
- (d) The mandatory schedule of when and how often maintenance will occur to maintain proper function of the stormwater management facility shall be as follows. Quarterly, or after a rainfall event generating more than one inch of rainfall, the BMPs are to be inspected and the observations made during the inspection recorded. These quarterly or storm event inspection reports are to be compiled and annually forwarded to the Township as specified in Subsection C(6)(f) below. At least annually, the subject BMP is to be maintained, with said maintenance consistent with the specifications set forth in Chapter 9 of the New Jersey Stormwater Best Management Practices Manual. If maintenance is required on a greater frequency more than once per year, the owner is obliged to provide said maintenance so as to maximize the performance of the BMP or to preclude a reduction in performance, safety, aesthetics or the public health and welfare of the residents of Readington Township.

**Ordinance #02-2021 cont'd:**

- (e) Where a stormwater management facility is used for sediment control during construction, a debris and sediment disposal site shall be confirmed before the facility is constructed. The disposal site may or may not be at the site of the proposed development. The responsible party shall demonstrate that he or she is capable of financing the removal and disposal of debris and sediment before the facility is operating. Disposal site(s) shall be included in the soil erosion and sediment control plan and certified by the Hunterdon County Soil Conservation District. Annually the owner of the BMP is required to submit to the Township Committee, Director of the Township Public Works Department and the Zoning Officer a maintenance, inspection and operations report. In said report, the owner shall provide proof of the quarterly or storm- specific inspections that were conducted over the course of the year and proof of any and all maintenance conducted of the BMP to ensure the BMP's function, performance, safety and the protection of the public health and welfare of the residents of Readington Township.
- (f) Provisions for periodic review and evaluations to determine the overall effectiveness of the maintenance programs and the need for revised or additional maintenance procedures, personnel and equipment shall be included in the facilities maintenance and repair plan or may be requested by the Township based on the content and results of the annual reports or as a result of conditions which arise due to the inadequate maintenance of the BMP and impacts to the public health and welfare of the residents of Readington Township.

**§ 148-65.4. Continued maintenance, repair and safety. [Added 6-17-2002 by Ord. No. 15-2002; amended 10-7-2002 by Ord. No. 40-2002; 4-18-2007 by Ord. No. 11-2007]**

- A. Applicability. Projects subject to review as specified in § 148-65D of this chapter shall comply with the requirements of § 148-65.4B and C. **[Amended 9-2-2008 by Ord. No. 27-2008; 2-17-2009 by Ord. No. 03-2009]**
- B. Responsibility for continued maintenance, repair and safety.

- (1) The requirements of this section do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency. Responsibility for operation and maintenance of stormwater management facilities, including periodic removal and disposal of accumulated particulate material and debris, shall remain with the property owner, unless assumed by a governmental agency, with permanent arrangements that it shall pass to any successor or owner. If portions of the land are to be sold, legally binding arrangements shall be made to pass the basic responsibility to successors in title. These arrangements shall designate for each project the property owner, governmental agency, or other legally established entity to be permanently responsible for inspection and maintenance, hereinafter in this section referred to as the "responsible person."

***Ordinance #02-2021 cont'd:***

- (2) Prior to granting approval or as a condition of final subdivision or site plan approval to any project subject to review under this chapter, the applicant shall enter into an agreement with the municipality to ensure the operation and maintenance of the stormwater management facility. In cases where property is subdivided and sold separately, a homeowners' association or similar permanent entity shall be established as a responsible person. Absent an agreement by a governmental agency to assume responsibility, it shall be demonstrated to the municipality that a proposed new responsible entity has the capability to complete and finance necessary maintenance.
  - (3) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to effect maintenance and repair of the facility in a manner that is approved by the Township professionals. If the responsible person fails or refuses to perform such maintenance and repair, the municipality may immediately proceed to do so and shall bill the cost thereof to the responsible person.
  - (4) In no case shall the maintenance of a stormwater management facility intended to manage stormwater generated by multiple lots be the responsibility of an individual lot owner.
- C. Continued maintenance and repair procedures.
- (1) Preventive maintenance procedures are required to maintain the intended operation and safe condition of the stormwater management facility by reducing the occurrence of problems and malfunctions. To be effective, preventive maintenance shall be performed on a regular basis and include such routine procedures as training of staff, periodic inspections, grass cutting and fertilizing, silt and debris removal and disposal, upkeep of moving parts, elimination of mosquito breeding habitats, pond maintenance, and review of maintenance and inspection work to identify where the maintenance program could be more effective.
  - (2) Corrective maintenance procedures are required to correct a problem or malfunction at a stormwater management facility and to restore the facility's intended operation and safe condition. Based upon the severity of the problem, corrective maintenance must be performed on an as-needed or emergency basis and include such procedures as, mosquito extermination, removal of debris, sediment and trash removal which threaten discharge capacity, erosion repair, snow and ice removal, fence repair and restoration of vegetated and nonvegetated lining.
  - (3) Should there be a failure to provide the appropriate level of maintenance, or should an emergency arise owing to inadequate maintenance or the potential or realized failure of the BMP, the Township, including Township designated agents or professionals, reserves the right of entry to conduct inspections and/or maintenance. In those cases where the maintenance of the BMP has not been conducted appropriately to ensure the BMP's function, performance and safety or where the public health and welfare of the residents of Readington Township may be compromised, the owner will be levied a fee for said maintenance conducted by the Township or the Township's agents or professionals.

**Ordinance #02-2021 cont'd:**

- D. Violations and penalties. Any responsible person who violates any portion of §§ 148-65 through 148-65.4 of this chapter shall be subject to penalties and, upon conviction, shall be liable to a fine not exceeding ~~\$1,000~~ \$5,000, imprisonment for a term not exceeding ~~90-120~~ days and/or a period of community service not exceeding ~~90~~ 120 days. Each and every day such violation continues shall be deemed to be a separate violation.
- E. Injunctive Relief. In addition to the foregoing, the Township may institute and maintain a civil action for injunctive relief.

**SECTION 4.** The following table #1, 2 and 3 are adopted as part of this ordinance.

<b>Table 1 Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity</b>				
<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Cistern	0	Yes	No	--
Dry Well <sup>(a)</sup>	0	No	Yes	2
Grass Swale	50 or less	No	No	2 <sup>(e)</sup> 1 <sup>(f)</sup>
Green Roof	0	Yes	No	--
Manufactured Treatment Device <sup>(a) (g)</sup>	50 or 80	No	No	Dependent upon the device
Pervious Paving System <sup>(a)</sup>	80	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Bioretention Basin <sup>(a)</sup>	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Small-Scale Infiltration Basin <sup>(a)</sup>	80	Yes	Yes	2
Small-Scale Sand Filter	80	Yes	Yes	2
Vegetative Filter Strip	60-80	No	No	--

(Notes corresponding to annotations <sup>(a)</sup> through <sup>(g)</sup> are found on Page D-15)

<b>Table 2</b> <b>Green Infrastructure BMPs for Stormwater Runoff Quantity</b> <b>(or for Groundwater Recharge and/or Stormwater Runoff Quality</b> <b>with a Waiver or Variance from N.J.A.C. 7:8-5.3)</b>				
<b>Best Management Practice</b>	<b>Stormwater Runoff Quality TSS Removal Rate (percent)</b>	<b>Stormwater Runoff Quantity</b>	<b>Groundwater Recharge</b>	<b>Minimum Separation from Seasonal High Water Table (feet)</b>
Bioretention System	80 or 90	Yes	Yes <sup>(b)</sup> No <sup>(c)</sup>	2 <sup>(b)</sup> 1 <sup>(c)</sup>
Infiltration Basin	80	Yes	Yes	2
Sand Filter <sup>(b)</sup>	80	Yes	Yes	2
Standard Constructed Wetland	90	Yes	No	N/A
Wet Pond <sup>(d)</sup>	50-90	Yes	No	N/A

*(Notes corresponding to annotations <sup>(b)</sup> through <sup>(d)</sup> are found on Page D-15)*

<b>Table 3</b> <b>BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or</b> <b>Stormwater Runoff Quantity</b> <b>only with a Waiver or Variance from N.J.A.C. 7:8-5.3</b>				
Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue Roof	0	Yes	No	N/A
Extended Detention Basin	40-60	Yes	No	1
Manufactured Treatment Device <sup>(h)</sup>	50 or 80	No	No	Dependent upon the device
Sand Filter <sup>(c)</sup>	80	Yes	No	1
Subsurface Gravel Wetland	90	No	No	1
Wet Pond	50-90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

- (a) subject to the applicable contributory drainage area limitation specified at Section IV.O.2;
- (b) designed to infiltrate into the subsoil;
- (c) designed with underdrains;
- (d) designed to maintain at least a 10-foot wide area of native vegetation along at least 50 percent of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;
- (e) designed with a slope of less than two percent;
- (f) designed with a slope of equal to or greater than two percent;
- (g) manufactured treatment devices that meet the definition of green infrastructure at Section II;
- (h) manufactured treatment devices that do not meet the definition of green infrastructure at Section II.

**SECTION 5.** All other ordinances and resolutions or parts or sections thereof which are inconsistent with this Ordinance are repealed.

**SECTION 6.** The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

**SECTION 7.** This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

**SECTION 8.** If the 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 order 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 9.** This ordinance shall take effect immediately upon final passage and publication in accordance with law and the approval of the reviewing agency for Hunterdon County, or sixty (60) days from receipt of the Ordinance by the County's reviewing agency if said agency should fail to act, and upon filing with the Hunterdon County Planning Board.

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

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

*The Public Hearing was scheduled for March 15, 2021 at 7:45 p.m.*

2. ***An Ordinance Amending and Supplement the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

The following ordinance was offered for introduction:

***An Ordinance Amending and Supplementing the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***Ordinance #03-2021***

**GOVERNING BODY**

	<b>Min</b>	<b>Max</b>
MAYOR	\$1	\$9,400
TOWNSHIP COMMITTEE MEMBER	\$1	\$8,550

**EXECUTIVE STAFF**

ADMINISTRATOR/QPA	\$100,000	\$150,000
TOWNSHIP CLERK	\$75,000	\$92,500
ASSISTANT TO THE ADMINISTRATOR	\$70,000	\$82,500
CONSTRUCTION OFFICIAL/PLUMBING SUB-CODE OFFICIAL	\$75,000	\$95,613
COURT ADMINISTRATOR	\$50,000	\$73,116
LIBRARIAN	\$35,000	\$61,609
HOUSING AND SOCIAL SERVICES DIRECTOR	\$70,000	\$82,323
CHIEF OF POLICE	\$135,000	\$168,446
RECREATION DIRECTOR	\$75,000	\$88,456
CHIEF FINANCIAL OFFICER	\$100,000	\$137,500



***Ordinance #03-2021 cont'd:***

DIRECTOR OF PUBLIC WORKS, BUILDINGS, GROUNDS & PARKS	\$100,000	\$136,105
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**SUPERVISORY & SUPPORT PERSONNEL**

TAX COLLECTOR/TAX SEARCH OFFICER	\$75,000	\$95,258
TAX ASSESSOR.(P/T/24/hrs per wk)	\$75,000	\$104,619
ROAD SUPERINTENDENT, BUILDINGS, GROUNDS & PARKS	\$100,000	\$124,634
FIRE OFFICIAL	\$55,000	\$80,000
ZONING OFFICER	\$55,000	\$75,267
SUPERVISOR OF ADMIN. SERVICES/ REGISTRAR	\$60,000 \$1,200	\$75,172 \$1,200
RECEPTIONIST	\$30,000	\$40,821
SECRETARY TO TWP ADMINISTRATOR\DEPUTY REGISTRAR	\$30,000	\$52,910
ADVISORY COMMITTEE SECRETARY	\$20,000	\$77,782
ADMINISTRATIVE ASSISTANT	\$36,500	\$61,868
DEPUTY TREASURER	\$50,000	\$70,763
PLANNING BD/BD OF ADJUSTMENT SECRETARY	\$45,000	\$73,611
DEPUTY MUNICIPAL CLERK/ FLOATER/BOARD SECRETARY	\$3,000 \$45,000	\$7,500 \$53,511
ASSISTANT RECREATION DIRECTOR	\$40,000	\$49,303
CLERK/TRANSCRIBER	\$35,000	\$44,995
OFFICE ASSISTANT/FLOATER	\$30,000	\$48,369
TECHNICAL ASSISTANT	\$45,000	\$59,293
DEPUTY COURT ADMINISTRATOR(VACANT)	\$35,000	\$45,000

**TECHNICAL PERSONNEL**

SUB-CODE OFFICIAL PLUMBING & MECH	\$30.00	\$53.32
ELECTRICAL SUB-CODE OFFICIAL	\$30.00	\$45.00
BUILDING INSPECTOR	\$30.00	\$45.00
FIRE SUB-CODE OFFICIAL	\$30.00	\$46.73

**PART-TIME PERSONNEL**

MUNICIPAL JUDGE	\$25,000	\$38,104
SUBSTITUTE MUNICIPAL JUDGE	\$150.00	\$178.44
ACCOUNTS PAYABLE CLERK (25 hrs)	\$20.00	\$28.12
MUSEUM ADMINISTRATOR	\$20.00	\$26.04
LIBRARY ASSISTANT	\$12.00	\$22.27
VIOLATIONS CLERK	\$14.00	\$20.12
OFFICE CLERK	\$15.00	\$20.25
RECREATION COMMUNICATIONS/MARKETING ASSISTANT	\$18.50	\$21.63
EMERGENCY MANAGEMENT COORDINATOR	\$8,000	\$11,760
DEPUTY EMERGENCY MANAGEMENT COORD.	\$1,000	\$3,937

**SEASONAL RECREATION PERSONNEL**

SUPERVISOR & ASS'T SUP'V SUMMER PROG	\$12.00	\$28.12
SUMMER PROG. & SPECIAL PROG. COUNSELOR	\$12.00	\$15.75
CONCESSION STAND ATTENDANT	\$12.00	\$12.91
SUMMER PUBLIC FACILITIES MAINT. LABORER	\$12.00	\$17.95

***Ordinance #03-2021 cont'd:***

All positions covered under a Collective Bargained Agreement can be found in the respective contracts on file in the Township Clerk's office.

All full-time positions can be converted to part-time by dividing the annual rate by 1,820. (35 hr week by 52 weeks)

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

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

*The Public Hearing was scheduled for March 15, 2021 at 7:45 p.m.*

3. ***Acceptance of Performance Bond / Preliminary and Final Major Site Plan / Quick Chek (Block 39, Lot 56 & 57)***

A ***MOTION*** was made by Mrs. Fort to accept the Performance Bond for Quick Chek, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

4. ***Resolution to Accept Recommendations of the Planning Board for Block 36 Area in Need of Redevelopment***

The following resolution was offered for consideration:

***#R-2021-49***

***TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY  
RESOLUTION***

***WHEREAS***, pursuant to N.J.S.A. 40A:12A-6a and Resolution 2019-83, adopted on August 5, 2019, the Readington Township Committee ("Township Committee") directed and authorized the Township of Readington Planning Board ("Planning Board") to conduct an investigation of a Study Area consisting of certain property identified on the official tax maps of the Township of Readington ("the Township") as Block 36, Lots 4, 5, 5.02, 5.04, 65 and 66 to: (1) determine whether all or a portion of certain property identified as Block 36, Lots 4, 5, 5.02 and 5.04 constitutes a non-condemnation area in need of redevelopment and (ii) determine whether all or a portion of certain property identified as Block 36, Lots 65 and 66 constitutes a condemnation area in need of redevelopment as set forth in N.J.S.A. 40A:12A-5, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "Redevelopment Law"); and

***WHEREAS***, as required by the Redevelopment Law, a redevelopment investigation report of the above Study Area entitled "Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Block 36", dated November 5, 2019 (as corrected December 9, 2019), hereinafter (the "Investigation Report"), was prepared by Clarke Caton Hintz, P.C. ("Planning Consultant") for consideration by the Planning Board; and

***Resolution #R-2021-49 cont'd:***

**WHEREAS**, the Planning Board, after giving proper notice to all property owners affected by, or interested in, the proposed redevelopment designation and in accordance with *N.J.S.A. 40A:12A-6b*, held a public hearing on December 9, 2019, at which time all interested individuals and the general public were provided with an opportunity to voice all of their questions and concerns to the Planning Board; and

**WHEREAS**, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Michael F. Sullivan, ASLA, AICP (“Planner”) of Clarke Caton Hintz, as well as consideration of the aforementioned Investigation Report and all evidence presented during the course of the public hearing, the Planning Board adopted Resolution No. 2019-12 on January 13, 2020 recommending to the Township Committee that the portion of the Study Area comprising Block 36, Lots 4, 5, 5.02 and 5.04 qualifies as, and should be declared, a non-condemnation area in need of redevelopment as defined under the Redevelopment Law; and

**WHEREAS**, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of the Planner, as well as consideration of the aforementioned Investigation Report and all evidence presented during the course of the public hearing, the Planning Board adopted Resolution No. 2019-13 on January 13, 2020 recommending to the Township Committee that the portion of the Study Area comprising Block 36, Lots 65 and 66 qualifies as, and should be declared, a condemnation area in need of redevelopment as defined under the Redevelopment Law.

***NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:***

1. The Township Committee accepts the findings of fact and conclusions of law made by the Planning Board at its December 9, 2019 hearing, as memorialized in Resolutions No. 2019-12 and No.2019-13, as well as the comprehensive Investigation Report and testimony prepared by the Planner, with respect to the Study Area.
2. Based on the recommendation of the Planning Board, the Township Committee hereby determines that the portion of the Study Area comprising Block 36, Lots 5, 5.02 and 5.04, specifically, satisfies the following criteria pursuant to *N.J.S.A. 40A:12A-5b* and d:
  - b. The discontinuance of the use of buildings, previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable; and*
  - d. Areas with buildings improvements which, by reasons of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.*
3. The Township Committee hereby adopts the summary of the Investigation Report with respect to Block 36, Lots 5, 5.02 and 5.04 (referred to as the "Interstate Tract" in the report) specifically, that "the building and site conditions of the Interstate Tract meet the criteria to deem an area in need of redevelopment due to abandonment, dilapidation and obsolescence....(and that) the site would be considered a public nuisance as the physical condition of the site and building may be an attractive nuisance to children, presents itself as unsafe for human use, is in a condition that is capable of being a fire hazard, is littered with trash and debris, contains overgrown weeds and is unsecured".
4. With respect to Block 36, Lot 4, the Township Committee acknowledges the Planner's findings that while that site does not in and of itself satisfy the criteria for designation as an area in need of redevelopment, its inclusion will facilitate the effective redevelopment of the remaining lands in the Study Area in accordance with *N.J.S.A. 40A:12A-3*.

***Resolution #R-2021-49 cont'd:***

5. Based on the recommendation of the Planning Board, the Township Committee hereby determines that the portion of the Study Area comprising Block 36, Lots 65 and 66 satisfies the following criteria pursuant to *N.J.S.A. 40A:12A-5*:

*a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated or obsolescent, or possess any of such characteristics, or are so lacking in light, air or space, as to be conducive to unwholesome living or working conditions.*

*b. The discontinuance of the use of buildings, previously used for commercial, manufacturing or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable;*

*d. Areas with buildings improvements which, by reasons of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals or welfare of the community.*

6. The Township hereby adopts the summary as set forth in the Planner's Investigation Report with respect to Block 36, Lots 65 ("Diner site") and 66 ("Gables site") specifically, that conditions on both sites are detrimental to the public health, safety and welfare in that the "building and site conditions of the Diner site meet the criteria to deem an area in need of redevelopment due to abandonment, dilapidation and obsolescence...the site would be considered a public nuisance as the physical condition of the site and building may be an attractive nuisance to children, presents itself as unsafe for human use, is in a condition that is capable of being a fire hazard, is littered with trash and debris, contains overgrown weeds and is unsecured"; and

With respect to Block 66, the Investigation Report states that the Gables site contains several building code deficiencies, State Boarding House regulation deficiencies and elements of obsolescence in layout and function which constitutes the "reduction in the usefulness or desirability of an object or place which is not easily changed" and all which qualify it as an area in need of redevelopment.

7. For the reasons set forth above and in the preamble of this resolution, which are made a part of the findings hereof, the Township Committee accepts and endorses the recommendations of the Planning Board and hereby designates Block 36, Lots 4, 5, 5.02 and 5.04 as a non-condemnation area in need of redevelopment and designates Block 36, Lots 65 and 66 as a condemnation area in need of redevelopment, in accordance with the Redevelopment Law.

8. Notwithstanding anything to the contrary herein, the Township Committee acknowledges that since the Planning Board's adoption of Resolution No. 2019-13, the Township Committee has negotiated a settlement agreement with the owners of Block 36, Lots 65 and 66 so as to provide for the redevelopment of those properties without exercising its condemnation powers. Accordingly, the Township shall utilize reasonable efforts to effectuate the redevelopment of Block 36, Lots 65 and 66 on terms mutually agreeable to the Township and the owners of Block 36, Lots 65 and 66, provided that the Township expressly reserves all rights and powers granted hereby and by the Redevelopment Law.

9. The Township Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person described in *N.J.S.A. 40A:12A-6(b)(5)(d)* and shall so notify the New Jersey Commissioner of the Department of Community Affairs, with service in the manner prescribed by *N.J.S.A. 40A:12A-6.b(5)*.

10. The Planning Board is hereby authorized and directed to undertake preparation of a single, comprehensive redevelopment plan for the entirety of the Study Area to be adopted by ordinance by the Township Committee, pursuant to *N.J.S.A. 40A:12A-7, et seq.*

11. The Township Clerk, or her designee shall forward a copy of this Resolution to the Planning Board.

12. This Resolution shall be effective immediately.

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

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

5. ***Application for Special Events Permit / Ready Set Go Adventures Cycling Event (May 23, 2021)***

A **MOTION** was made by Mr. Heller to approve the Special Events Permit for Ready Set Go Adventures, contingent upon having uniformed officers and patrol vehicles at the intersections (as outlined in Chief Greco’s memo), seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

6. ***Resolution in Recognition of Mike Brown, Adam Cesario, Justin Picket, Bill Witt (Three Bridges Fire Company) and Zach Waseleski (Whitehouse Rescue Squad)***

The following resolution was offered for consideration:

**#R-2021-50**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, On February 5, 2021 just after 7:00 a.m., the Three Bridges Fire Company and mutual aid units were dispatched for a reported structure fire on Bertron Road; and

**WHEREAS**, while responding to the call they were alerted that a victim was trapped on the second floor with heavy smoke preventing rescue attempts; and

**WHEREAS**, Engine 332 from Three Bridges Fire Station 2 arrived on the scene, crewed by Mike Brown, Adam Cesario, Justin Pickett, Bill Witt and assisted by Zach Waseleski from the Whitehouse Rescue Squad; and

**WHEREAS**, upon arrival an aggressive search was commenced, an attached hose line was stretched and a ladder was thrown to a second story window and within four (4) minutes of arrival, the victim was located on the second floor and removed from the structure, despite heavy smoke conditions and the burning fire below;

**WHEREAS**, while working together as a team, Adam Cesario and Zach Waseleski initiated the rescue attempt, Justin Pickett and Bill Witt placed a ladder and simultaneously stretched and operated the hose line, while Mike Brown drove and operated Engine 332, to keep the fire contained in the basement.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends and thanks **Adam Cesario, Zach Waseleski, Mike Brown, Justin Pickett** and **Bill Witt** for their lifesaving efforts and working together as team in this very successful operation.

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

7. ***Person-to-Person Transfer of Plenary Retail Consumption License (Readington Diner, Inc. to Adventure Duo, Inc.)***

The following resolution was offered for consideration:

***#R-2021-51***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, an application has been filed for a Person-to-Person transfer of Plenary Retail Consumption License (#1022-33-005-007), heretofore issued to **Readington Diner Inc.**; and

***WHEREAS***, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

***WHEREAS***, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulation promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33; and

***WHEREAS***, the applicant has disclosed and the issuing authority reviewed the sources of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

***NOW, THEREFORE, BE IT RESOLVED*** that the Township Committee of the Township of Readington does hereby approve, effective March 1, 2021 the Person-to Person transfer of the aforesaid Plenary Retail Consumption License to **Adventure Duo, Inc.** and does hereby direct the Municipal Clerk to endorse the license certificate to the New ownership as follow: *“This license, subject to all its terms and conditions, is hereby transferred to Adventure Duo, Inc., effective March 1, 2021.”*

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

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

8. ***\* New Jersey State Firemen's Association Application / Jonathan Apgar***

This matter was addressed under the Consent Agenda.

9. ***\* Release of Board of Health Escrow / Block 70, Lot 41 (Centerville Road)***

This matter was addressed under the Consent Agenda.

10. ***\* Release Board of Health Escrow / Block 72.01, Lot 35 (Deerpath Road)***

This matter was addressed under the Consent Agenda.

11. ***\* Resolution Authorizing Postponement of Mortgage for Block 21.04, Lot 507.11 (Well Sweep Road)***

This matter was addressed under the Consent Agenda.

12. \* *Resolution in Support of the Efforts of the U.S. Fish and Wildlife in the Cornell-Dubilier Restoration Plan*

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR’S REPORT**

Administrator Sheola reported that the 2021 budget will be introduced at the March 15<sup>th</sup> meeting and the Committee held a successful goal setting session last Saturday. Administrator Sheola also reported that in response to a letter from Congressman Malinowski’s office regarding sources of additional funding, a request was made for funding under the COPS hire program.

**ATTORNEY’S REPORT**

Attorney Dragan stated that she had nothing further to report.

**ENGINEER’S REPORT**

Engineer O’Brien reported that the DOT (Department of Transportation) has been cleaning out the culvert near Merck to help alleviate some of the flooding that occurs in that area on Route 22.

**COMMITTEE REPORTS**

**BETTY ANN FORT**

Mrs. Fort commended Museum Director, Margaret Smith, on putting together virtual tours of the museums for residents. Mrs. Fort also commended emergency services for their continued hard work.

**JONATHAN HELLER**

Mr. Heller stated that he had nothing further to report.

**JUERGEN HUELSEBUSCH**

Mr. Huelsebusch stated that he had nothing further to report.

**BENJAMIN SMITH**

Mr. Broten, Dogwood Drive, inquired about several items regarding professional services on the bill list.

*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	\$ 45,854.85
SEWER APPROPRIATIONS	0-02	\$ 10,743.30
CURRENT FUND	1-01	\$ 389,413.88
SEWER APPROPRIATIONS	1-02	\$ 99,032.50
TRUST FUNDS	X-03	\$ 100,729.88
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 7,055.18
PAYROLL DEDUCTIONS	X-06	\$ 173,474.28
REG & LOCAL SCHOOL TAX	X-07	\$ <u>6,702,645.89</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 7,528,949.76</b>

A **MOTION** was made by Mr. Smith to approve the bill list, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

**JOHN ALBANESE**

Mayor Albanese reported that the Recreation Department was awarded the NJ Recreation and Parks Association 2020 Agency Showcase Award for outstanding video promotion for the series “*Social Distancing, six feet away from Brian.*”

**COMMENTS FROM THE PUBLIC**

Bob Schoenfeld, Oldwick Road, thanked the Township Clerk for adding the street names associated with block and lots to the agenda.

Scott Scammell, Dreahook Road, commented on the Solberg article in the Hunterdon Democrat.

Nicholas Noor, Coddington Road, commented on the lack of sidewalks and lighting along Coddington Road, raising safety concerns for runners.

Todd Terricone, Lamington Road, responded to the Mr. Noor’s comments, offering a contact person to join a local running club.

Andrew Roth, County Road 523 inquired about the JCP&L meeting listed under correspondence, the stormwater ordinance, Block 36 as an area in need of redevelopment and the possibility of in person public meetings in the future.

Holly Roth, County Road 523, commented on electrical vibrations felt on her property and further inquired about a building located on Cornhuskers field.

**COMMENTS FROM THE GOVERNING BODY**

There were no comments from the Governing Body.

As there was no further business, A **MOTION** was made by Mr. Heller at 8:45 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*  
Municipal Clerk