

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING –April 5, 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

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Personnel	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Police Department.....	Personnel	“ “ “
Recreation	Personnel	“ “ “
DPW / Summer Help.....	Personnel	“ “ “
DPW & Building & Grounds / Local Union No. 569	Contract Negotiations.....	“ “ “
Block 45, Lot 26.07 (Dreahook Rd).....	Contract Negotiations.....	“ “ “
Block 4, Lot 18	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• <i>March 15, 2020</i>		
Affordable Housing.....	Potential Litigation.....	“ “ “
• <i>Contract Negotiations / Award of Request for Proposals / Three Bridges 100% Affordable Housing Project</i>		
• <i>Contract Negotiations / James Street Property</i>		

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 / Litigation..... “ “ “
Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township of
Committee of the Township of Readington

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

The following resolution was offered for consideration:

#R-2021-56

**RESOLUTION APPOINTING SHANNON LONG AS ADVISORY
COMMITTEE SECRETARY**

WHEREAS, there exists a need to fill a vacancy created by the resignation of Carol Radziewicz, Floater, Board Secretary (Board of Health, Environmental Commission and Sewer Advisory Committee); and

WHEREAS, after due consideration, the Township Committee agrees to encompass several additional advisory boards to the position of the newly created Advisory Committee Secretary, including the aforementioned Board of Health and Environmental Commission, Sewer Advisory Committee, and add Historic Preservation, Agricultural Land Advisory and Water Watch Advisory Committee; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Township Administrator to appointment of Shannon Long to that position; and

NOW THEREFORE BE IT RESOLVED, that effective April 19, 2020 Shannon Long is hereby appointed as the Advisory Committee Secretary at annual salary of \$50,000 and upon successful completion of one year of employment, an increase to \$53,000; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Shannon Long during her employment.

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

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

Personnel / Police Department

Mayor Albanese stated that this matter remains in Executive Session.

Personnel / Recreation

Mayor Albanese stated that this matter remains in Executive Session.

Personnel / DPW / Summer Help

A **MOTION** was made by Mrs. Fort to advertise for four (4) temporary summer help positions in the Department of Public Works, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / DPW & Building & Grounds / Local Union No. 469

The following resolution was offered for consideration:

#R-2021-57

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Township of Readington recognizes Teamsters Local Union No. 469, an affiliate of the International Brotherhood of Teamsters as the sole and exclusive bargaining agency for all blue collar works of the Department of Public Works of the Township of Readington; in all matters pertaining to rates of pay, wages (salaries), hours of work, benefits, and other terms and condition of employment; and

WHEREAS, the previous collective bargaining agreement ended on December 31, 2020; and

WHEREAS, the Township Administrator met with representatives from the Department and Public Works employees and Parks, Buildings and Grounds employees unions over several meetings to negotiate a successor contract.

NOW THEREFORE BE IT RESOLVED, the Readington Township Committee approves the agreement between the Township of Readington and Teamsters Local Union No. 469, an affiliate of the International Brotherhood of Teamsters effective from January 1, 2021 through December 31, 2023.

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	-Absent
Mayor Albanese	- Aye

Contract Negotiations / Block 45, Lot 26.07

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Block 4, Lot 18

Mayor Albanese stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / March 15, 2021

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of March 15, 2021 for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing:

Contract Negotiations / Award of Request for Proposals / Three Bridges 100% Affordable Housing Project

The following resolution was offered for consideration:

#R-2021-58

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township Committee of the Township of Readington (hereinafter “Township Committee”) publicly advertised for Qualifications/Proposals seeking an Affordable Housing Developer to develop, construct, maintain and manage a minimum 80 unit 100% affordable multi-family housing development to be located on Township-owned property known as Block 81, Lot 1 (702 Highway 202) in Three Bridges, New Jersey (hereinafter the "Three Bridges 100% Affordable Housing Project"); and

WHEREAS, on August 28, 2020, the Township Administrator/Qualified Purchasing Agent (QPA) and Municipal Clerk conducted the opening of proposals whereupon a total of six (6) were received,

WHEREAS, after review and investigation by the Township Committee, the Township Attorney and the Township Administrator/QPA according to the description of objectives and evaluation criteria contained in the Township's Request for Proposals, the Township Committee has determined that Pirhl Developers, LLC is the most qualified to build, maintain and manage the Three Bridges 100% Affordable Housing Project;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee of the Township of Readington as follows:

1. The Township hereby awards the Request for Proposals for the Three Bridges 100% Affordable Housing Project to Pirhl Developers, LLC, subject to the parties entering into an acceptable developers agreement pursuant to and in accordance with the Request for Proposals/Qualifications.
2. The Mayor, Deputy Mayor, Township Attorney, Township Administrator/QPA and Township Clerk, as applicable, are authorized to take all action necessary to prepare and necessary documentation to effectuate the aforementioned agreement.
3. This award is made pursuant to the Fair and Open provisions of the Pay-to-Play laws, pursuant to N.J.S.A. 19:44A-20.4 et seq.
4. The Municipal Clerk is authorized to notify all those who responded to the Request for Qualifications/Proposals for the Three Bridges 100% Affordable Housing Project of this decision.
5. This resolution shall take effect immediately.

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	-Absent
Mayor Albanese	- Aye

Contract Negotiations / James Street Property

Mayor Albanese stated that this matter remains in Executive Session.

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.

The following matters were added to the Executive Session Agenda:

Litigation / 388 Readington Realty Holdings, LLC vs. Township of Readington

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / 19 Owl Court

Mayor Albanese stated that this matter remains in Executive Session.

Mr. Smith joined the meeting at this time.

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.*

1. * **APPROVAL OF MINUTES** of meeting of March 15, 2021
2. * **Release of Board of Health Escrow / Block 74, Lot 36 (Lazy Brook Road)**
3. * **Release of Hunting Security Deposit / Kodiak Rod and Gun Club (Block 63, Lots 19 & 64)**
4. * **Application for Blue Light Permit**
 - Adam Cesario
 - Kimberley Crommelino
 - James Traynor

5. * **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	\$ 44,188.93
CURRENT FUND	1-01	\$ 2,660,281.82
SEWER APPROPRIATIONS	1-02	\$ 108,117.88
TRUST FUNDS	X-03	\$ 78,363.65
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 20,089.63
PAYROLL DEDUCTIONS	X-06	\$ 322,106.32
REGIONAL AND LOCAL SCHOOL TAX	X-07	\$ 2,658,164.00
2017 CAP IMPROVEMENTS	X-17	\$ 5,700.00
2020 CAP IMPROVEMENTS	X-20	\$ <u>500.00</u>
TOTAL OF ALL FUNDS		\$ 5,897,512.23

A **MOTION** was made by Mrs. Fort to approve the Consent Agenda, 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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Bob Schoenfeld, Oldwick Road, inquired about the item added to the Executive Session agenda regarding 19 Owl Court.

Jim Hutzelmann, High Street, inquired about the resolution regarding the Three Bridges Study Area as a possible area in need of redevelopment.

PUBLIC HEARINGS

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

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF PROPERTY KNOWN AS BLOCK 65, LOT 16 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM MEGLAUGHLIN

ORDINANCE #-04-2021

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

There were none.

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

There were none.

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

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF PROPERTY KNOWN AS BLOCK 65, LOT 16 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM MEGLAUGHLIN

ORDINANCE #-04-2021

A ***MOTION*** was made by Mrs. Fort to adopt 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

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Hearing dated March 9, 2021 from Amy Fleming, Planning Board Secretary, Township of Raritan regarding ***Farmland Preservation Plan***. No action taken.
2. Memorandum dated March 22, 2021 from Lisa Fania, Municipal Clerk, Township of Raritan regarding ***An Ordinance of the Township of Raritan, County of Hunterdon, State of New Jersey, Supplementing and Amending Section 296-131 Entitled "Schedule of Controls" of Article XIV Entitled "General Design and Use Regulations" of Part 3 Entitled "Zoning" of Chapter 296 Entitled "Land Development" of the Revised General Ordinances of the Township of Raritan to Re-Establish and Re-Affirm Township's Prohibition of all Recreation and Medical Marijuana (Cannabis) Uses within the Township***. No action taken.

OLD BUSINESS

1. ***Appointment of Members to the Green Team***

The following resolution was offered for consideration:

#R-2021-59

TOWNSHIP OF READINGTON

RESOLUTION

WHEREAS, the Township Committee of the Township of Readington strives to save tax dollars, assure clean air and water, improve working and living environments to build a community that is sustainable economically, environmentally and socially; a community which would thrive well into the new century; and

WHEREAS, the Township Committee of the Township of Readington wishes to create a Green Team which benefits our residents now and far into the future with green community initiatives which are easy to replicate and affordable to implement; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that we do hereby establish a Green Team consisting of members who shall be residents and employees of the Township.

Resolution #R-2021-59 cont'd:

NOW THEREFORE BE IT FINALLY RESOLVED, by the Township Committee of the Township of Readington that the following persons are hereby appointed to the Green Team:

<i>Jonathan Heller</i>	<i>Township Committee</i>
<i>Scott Jesseman</i>	<i>Department of Public Works Director</i>
<i>Frank Veneziale</i>	<i>Office of Emergency Management</i>
<i>Gabriele Bolarakis</i>	<i>Recreation Director</i>
<i>Jeff Herzog</i>	<i>Whitehouse Rescue Squad</i>
<i>Robert Becker</i>	<i>Environmental Commission</i>
<i>Steve Foster</i>	<i>Environmental Commission</i>
<i>Adam Mueller</i>	<i>Open Space Advisory</i>
<i>Tanya Rohrbach</i>	<i>Planning Board</i>
<i>Patricia Fisher-Olsen</i>	<i>Historic Preservation</i>
<i>Margaret Smith</i>	<i>Museums</i>

A **MOTION** was made by Mr. Heller to adopt this resolution, 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

NEW BUSINESS

1. **An Ordinance to Provide for the Acquisition of Property known as Block 95, Lot 12.019 in the Township of Readington, County of Hunterdon and State of New Jersey From Riley**

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.019 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM RILEY

Ordinance #05-2021

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

Section 1. The Township of Readington authorizes the acquisition of a residential condominium property known as Block 95, Lot 12.019 on the official Township Tax Map and located at 19 Owl Court, Three Bridges, N.J. from Jeffrey Riley and Lori Ann Riley f/k/a Lori Ann Swartz for the purchase price of \$180,000.00, plus costs and expenses not to exceed \$10,000.00. This property is being purchased as part of the Township's marketable to affordable housing program and is subject to the conditions of the contract of sale, including the Township's receipt of clear and marketable title, an acceptable survey or survey certificate, and satisfactory inspections, as may be determined necessary, to be obtained by the Township at its own cost and expense. The Mayor, Deputy Mayor, Township Administrator, Clerk, Municipal Housing Liaison/Administrative Agent, and/or Township Attorney, as applicable, are authorized to prepare and/or execute all documents as necessary to accept and complete the purchase. A copy of the contract of sale is on file with the Township Clerk.

Section 2. Funding for this purchase was authorized by Ordinance #31-2020, adopted on November 16, 2020.

Ordinance #05-2021 cont'd:

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

Section 4. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

A ***MOTION*** was made by Mr. Smith 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 April 19, 2021 at 7:45 p.m.

- An Ordinance to Provide for the Acceptance of Certain Easements Dedicated on a Portion of Block 14, Lot 29 in the Township of Readington, County of Hunterdon and State of New Jersey from Ryland Property, LLC***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN EASEMENTS DEDICATED ON A PORTION OF BLOCK 14, LOT 29 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM RYLAND INN PROPERTY, LLC

ORDINANCE #06-2021

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

Section 1. The Township of Readington does hereby accept the dedication of the following easements over a portion of Block 14, 29 in the Township of Readington being granted by the property owner Ryland Inn Property, LLC as more particularly set forth in the metes and bounds descriptions set forth within the easement documents which are on file in the office of the Readington Township Clerk at the municipal building, 509 Route 523, Whitehouse Station and may be inspected during regular business hours by calling the Municipal Clerk for an appointment at (908) 534- 4051:

(a) Conservation Easement. The purpose of the conservation easement is to preserve and restrict from disturbance the existing white post and rail paddock-style fence and turf grass field between the front parking area and Old Hwy 28 so that it remains essentially "as is" except for certain utility facilities which have received approval from the Planning Board as of the date of this easement, and except for the possible installation of a public walkway as described in Section 1 (b) below. The easement grants the Township the right but not the obligation to access, maintain, inspect or otherwise exercise enforcement and other rights over the easement area and the Township accepts this dedication under those circumstances.

(b) Walkway Right of Way Easement. The purpose of the walkway right of way easement is to convey to the Township the right to construct and maintain a public walk-way/sidewalk within the easement area which has been set aside for the conservation easement referenced in Section 1(a) above in order to complete a pedestrian connection between the eastern terminus of the approved sidewalk in front of the Ryland Inn and the approved open space tract which will abut the Ryland Inn on its eastern boundary, as more particularly described within the easement document.

Ordinance #06-2021 cont'd:

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

Section 4. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law and upon recording the easement and this Ordinance in the Hunterdon County Clerk's Office.

A ***MOTION*** was made by Mrs. Fort to introduce this ordinance, 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

The Public Hearing was scheduled for April 19, 2021 at 7:45 p.m.

3. ***Proposed Ordinance for a Site Waiver Amendment – discussion***

Administrator Sheola stated that in collaboration with Construction Code, Zoning and Planning Board, a proposal was developed that would create an administrative process for site plan waivers. Attorney Dragan advised that she will draft an ordinance.

4. ***An Ordinance Amending Certain Provisions of Chapter 217 of the Code of the Township of Readington Entitled "Towers and Wreckers" – discussion***

Administrator Sheola stated that the towing ordinance is in need of some rehabilitation with respect to the ability of a private citizen's request to use a preferred tow operator and updating the schedule of rates to be in conformity with the New Jersey State Police rates. Attorney Dragan advised that she will draft an ordinance.

5. ***Resolution of the Township of Readington, County of Hunterdon and State of New Jersey Amending Resolution #R-2018-95 Directing the Planning Board to Conduct a Preliminary Investigation of the Three Bridges Study Area (Block 81, Lot 1) as a Possible Area in Need of Redevelopment (Non-Condemnation) to Include Block 81, Lots 2, 3 & 4***

The following resolution was offered for consideration:

***RESOLUTION OF THE TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AMENDING RESOLUTION #R-
2018-95 DIRECTING THE PLANNING BOARD TO CONDUCT A PRELIMINARY
INVESTIGATION OF THE THREE BRIDGES STUDY AREA (BLOCK 81, LOT 1) AS A
POSSIBLE AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION) TO INCLUDE
BLOCK 81, LOTS 2, 3 & 4***

RESOLUTION #2021-60

WHEREAS, pursuant to the Local Housing and Redevelopment Law (N.J.S.A. 40A: 12A- 1, et seq.) hereinafter referred to as "the Redevelopment Law", the Township Committee ("Township Committee") of the Township of Readington (the "Township") may direct the Planning Board to conduct a preliminary investigation and public hearing to determine whether certain areas of the Township constitute areas in need of redevelopment; and

Resolution #R-2021-60 cont'd:

WHEREAS, at its regular meeting held on September 17, 2018, the Township Committee adopted Resolution #R-2018-95 requesting the Planning Board to undertake a preliminary investigation of the area depicted on a map dated August, 2018 entitled "Study Area Three Bridges Site", attached to said Resolution as "Schedule A" and consisting Township-owned property known as Block 81, Lot 1 on the official Township Tax Map, also commonly known as 702 Route 202, Three Bridges, New Jersey ("Three Bridges Study Area"); and

WHEREAS, the Township Committee wishes to expand the preliminary investigation it previously directed of the Three Bridges Study Area to include Block 81, Lots 2, 3 and 4 on the official Township Tax Map; and

WHEREAS, pursuant to section 40A:12A-6 of the Redevelopment Law, the Township Committee shall state whether the redevelopment area shall be a "non-condemnation redevelopment area" which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law, or whether the redevelopment area shall be a "condemnation redevelopment area", which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law; and

WHEREAS, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Township Committee as to its investigation of the amended Study Area, all in accordance with Section 6 of the Redevelopment Law, specifically N.J.S.A. 40A:12A-6.

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

1. The Township hereby amends Resolution #R2018-95 previously adopted on September 17, 2018 to add Block 81, Lots 2,3 and 4 to the properties comprising the Three Bridges Study Area and the Planning Board is hereby authorized and directed to conduct a preliminary investigation pursuant to Section 6 of the Redevelopment Law, specifically, N.J.S.A. 40A: 12A-1, et seq., to determine whether the amended Three Bridges Study Area (the "Amended Study Area") depicted on the map entitled "Three Bridges Redevelopment Study Area" and attached to this Resolution as "Schedule A" (On file in Clerk's Office) satisfies the criteria set forth in Section 5 of the Redevelopment Law, specifically, N.J.S.A. 40A:12A-1, et seq. and should be designated as an area in need of redevelopment.
2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation" Redevelopment area pursuant to N.J.S.A. 40A: 12A-6.
3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Amended Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.
4. The Planning Board shall conduct a public hearing, after giving due notice, of the proposed boundaries of the Amended Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of Section 6 of the Redevelopment Law, specifically N.J.S.A. 40A:12A-6.
5. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Amended Study Area is a redevelopment area. All objections to a determination that the Amended Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.
6. After conducting its investigation, preparing a map of the Amended Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or a portion of the Amended Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

Resolution #R-2021-60 cont'd:

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

8. This Resolution shall be effective immediately.

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

6. **Approval of Police Department Rules and Regulations**

Administrator Sheola briefly explained the necessity of updating the Police Department rules and regulations and add the provision of an Appropriate Authority. Administrator Sheola continued that the final product would need approval and adoption by ordinance by title only; therefore, any future amendments may be administratively changed. Deputy Mayor Heller requested that the Committee be made aware of any administrative changes. Attorney Dragan advised that future administrative changes can be accomplished through a resolution. Attorney Dragan advised that she will draft an ordinance.

7. **Special Events Permit Application / Black River Roasters / Food Truck Events (April through September)**

The Committee discussed the special events application for the seventeen (17) dates listed; however, requested additional information on the inspection of food trucks on the premises as required by the Township Fire Official. The Committee concurred that they would approve the respective dates through the next meeting when remaining dates on the application will be considered, based on information provided from the Fire Official.

A **MOTION** was made by Mr. Smith to approve the Special Events Permit for Black River Roasters through May 6, 2021, 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

8. **Special Events Permit Application / Open Air Market /Schaefer's Farm (Sundays 3/28/21-11/28/21)**

The Committee discussed the special events application for Sundays starting April through the end of November; however, requested additional information on the inspection of food trucks on the premises as required by the Township Fire Official. The Committee concurred that they would approve Sundays through May 2nd and the remaining Sundays on the application will be considered, based on information provided from the Fire Official at the next meeting.

A **MOTION** was made by Mr. Heller to approve the Special Events Permit for Schaefer’s Farm through May 2, 2021, 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

9. ***Annual Coin Toss Fundraiser / Whitehouse Rescue Squad (May 1st & 2nd, October 2nd & 3rd, rain dates May 8th & 9th, October 9th & 10th)***

A **MOTION** was made by Mrs. Fort to approve the Annual Coin Toss Fundraiser for the Whitehouse Rescue Squad seconded by Mr. Smith with a vote of ayes all, nays none recorded.

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

10. * ***Release of Board of Health Escrow / Block 74, Lot 36 (Lazy Brook Road)***

This matter was addressed under the Consent Agenda.

11. * ***Release of Hunting Security Deposit / Kodiak Rod and Gun Club (Block 63, Lots 19 & 64)***

This matter was addressed under the Consent Agenda.

12. * ***Application for Blue Light Permit***

- Adam Cesario
- Kimberley Crommelino
- James Traynor

This matter was addressed under the Consent Agenda.

ADMINISTRATOR’S REPORT

Administrator Sheola reported that the Township electric vehicle is operational. Administrator Sheola also reported that the Township will be providing reusable masks to all the employees.

ATTORNEY’S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER’S REPORT

Engineer O’Brien reported that the pump station project is complete.

COMMITTEE REPORTS

BETTY ANN FORT

Mrs. Fort reported that the newly purchased tower ladder has arrived at the Readington Fire Station.

JONATHAN HELLER

Mr. Heller reported that Raritan Headwaters is having their annual stream cleanup on April 17th.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the tree seedling giveaway will take place on April 24th. Mr. Huelsebusch also reported on the temporary closure of Springtown Road scheduled for April, noting that there have been some improvements at the intersection due to the recent speed reduction.

BENJAMIN SMITH

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

JOHN ALBANESE

Mayor Albanese reported that the parks are open as of April 1st.

COMMENTS FROM THE PUBLIC

Karen Mittleman, Glenmont Road, inquired about bicycle access through Springtown Road.

Bob Schoenfeld, Oldwick Road, commented on an article in the paper regarding a Mullen Road opening.

Andrew Roth, County Road 523, commented on the amendments to the police rules and regulations.

Holly Roth, County Road 523, commented on the responsiveness of the police department.

COMMENTS FROM THE GOVERNING BODY

Deputy Mayor Heller read the list of names appointed to the Green Team.

As there was no further business, ***A MOTION*** was made by Mrs. Fort at 9:10 p.m. to adjourn the meeting, seconded by Mr. Smith with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*
Municipal Clerk