

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING –May 3, 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>
Recreation	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Finance.....	Personnel	“ “ “
Recreation Summer Camp.....	Personnel	“ “ “
Block 4, Lot 93 & Block 9, Lot 4.....	Contract Negotiations.....	“ “ “
Block 25, Lot 59	Contract Negotiations	“ “ “
Amended Use & Occupancy Agreement.. (Block 74, Lot 4)	Contract Negotiations	“ “ “
Agriculture Maintenance Contract..... (Fred Gunther)	Contract Negotiations.....	“ “ “
Agriculture Maintenance Contract..... (John DiGeronimo)	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 19, 2020		

Executive Session Minutes..... Attorney-Client Privilege..... “ “ “
• April 5, 2020 (For Redaction)

Affordable Housing..... Potential Litigation..... “ “ “
• Contract Negotiations / Community Option, Inc.
• Contract Negotiations / Raritan Valley Habitat for Humanity

Block 22, Lot 63 (Parking Lot)..... 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 / 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 / Recreation

The following resolution was offered for consideration:

#R-2021-63

RESOLUTION APPOINTING ALEX DEFILIPPO AS ASSISTANT RECREATION DIRECTOR

WHEREAS, there exists a need to fill a vacancy created by the resignation of Brian Van Dongen, Assistant Recreation Director; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Township Administrator and Recreation Director to appoint Alex DeFilippo to that position; and

NOW THEREFORE BE IT RESOLVED, that effective May 18, 2021, Alex DeFilippo is hereby appointed as the Assistant Recreation Director at annual salary of \$45,000; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Alex DeFilippo during his employment.

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

Personnel / Finance

Mayor Albanese stated that this matter remains in Executive Session.

Personnel / Recreation Summer Camp

The following resolution was offered for consideration:

#R-2021-64

RESOLUTION HIRING CAMP COUNSELORS FOR THE SUMMER RECREATION PROGRAM

WHEREAS, there exists a need to hire camp counselors for the 2021 Summer Recreation program;
and

WHEREAS, the Summer Recreation Camp program runs from June 28th through August 6th, 2021;
and

WHEREAS, the Recreation Director has provided a list of recommended summer camp employees.

NOW THEREFORE BE IT RESOLVED, that the Readington Township Committee does hereby approve the recommended list, on file in the Municipal Clerk's Office, for the 2021 Summer Camp program.

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

Contract Negotiations / Block 4, Lot 93 & Block 9, Lot 4

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Block 25, Lot 59

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Amendment to Use & Occupancy Agreement (Block 74, Lot 4)

A MOTION was made by Mrs. Fort to approve the amended Use and Occupancy Agreement on Block 74 Lot 4, 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

Contract Negotiations / Agriculture Maintenance Contract (Fred Gunther)

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Agriculture Maintenance Contract (John DiGeronimo)

Mayor Albanese stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 19, 2021

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 19, 2021 for content only, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / April 5, 2021

A ***MOTION*** was made by Mrs. Fort to approve the release of the Executive Session Minutes of April 5, 2021 as redacted, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

- ***Contract Negotiations / Community Options, Inc***
- ***Contract Negotiations / Raritan Valley Habitat for Humanity***

Mayor Albanese stated that this matter remains in Executive Session.

Potential Litigation / Block 22, Lot 63 (Parking Lot)

Mayor Albanese stated that this matter remains in Executive Session.

Litigation / Civil Actions Summons / Stephen Gilfedder vs. Washington Crossing Council Boy Scouts of America; Central Jersey Council, Inc., Boy Scouts of America; George Washington Council, Inc., Boy Scouts of America; Three Bridges Volunteer Fire Company; John Does 1-10

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 matter was added to the Executive Session agenda:

Potential Litigation / Oakland Drive W. Pump Station Upgrade

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.*

Deputy Mayor Heller requested to remove *Item #7* from the Consent Agenda.

1. * ***APPROVAL OF MINUTES*** of meeting of April 19, 2021
2. * ***Authorizing Execution of an Agreement with the Morris County Cooperative Pricing Council to Renew Membership therein for the Period of October 1, 2021 through September 30, 2026***

3. * ***Resolution of Support Local Governing Body Authorizing the Sustainable Jersey Grant Application 2021 Small Grant for Natural Resource Database and Map***

The following resolution was offered for consideration:

#R-2021-65

Resolution of Support from Local Governing Body Authorizing the Sustainable Jersey Grant Application 2021 Small Grant for Natural Resource Database and Map

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environmental, economic and social objectives are balanced and mutually supportive; and

WHEREAS, Readington Township strives to save tax dollars, assure clean land, air and water, improve working and living environments; and

WHEREAS, Readington Township is participating in the Sustainable Jersey Program; and

WHEREAS, one of the purposes of the Sustainable Jersey Program is to provide resources to municipalities to make progress on sustainability issues, and they have created a grant program called the Sustainable Jersey Small Grants Program;

NOW THEREFORE BE IT RESOLVED, the Readington Township Committee of Readington Township has determined that Readington Township should apply for the aforementioned Grant.

NOW THEREFORE BE IT FURTHER RESOLVED, that Readington Township Committee of the Readington Township, State of New Jersey, authorize the submission of the Sustainable Jersey Grant as follows:

Project: Natural Resource Interactive Inventory Map Project Description

In 2019 Readington Twp received a Sustainable Jersey/PSE&G grant to inventory its meadows. This activity included 74 parcels creating 518 data points. It became clear we needed to integrate this data with other natural resource facts into a user friendly asset to satisfy our public communication goal of the grant that was curtailed by the COVID-19 crisis. Objective: develop and Implement a pilot interactive map of the natural resource and sustainable features of Readington Township on a web based platform to be available the public.

4. * *Results of Note Sale Bids*



Township of Readington

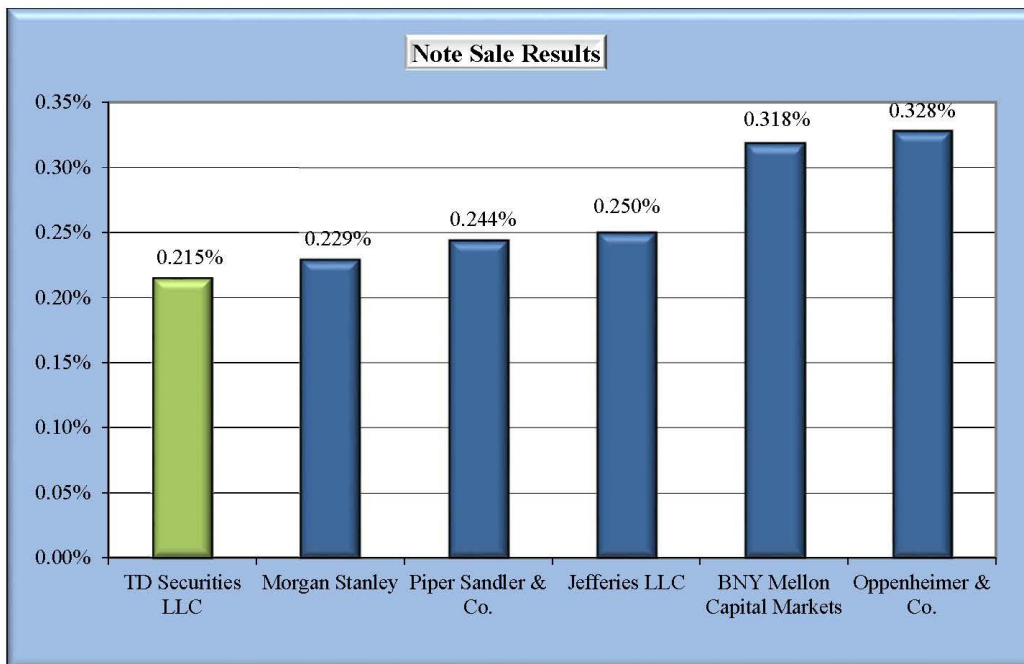
\$14,350,000 Bond Anticipation Notes, Series 2021

Bid Date: April 21, 2021
 Dated & Delivery Date: April 28, 2021
 To Mature: April 28, 2022

Rating: Non-Rated
 Tax Status: Tax-Exempt

Note Sale Bid Results

Bidder	Coupon	Premium	NIC	NIC in Dollars	Rank
TD Securities LLC	1.00%	\$112,647.50	0.2150%	\$30,852.50	1
Morgan Stanley	2.00%	\$254,138.50	0.2290%	\$32,861.50	2
Piper Sandler & Co.	1.00%	\$108,486.00	0.2440%	\$35,014.00	3
Jefferies LLC	1.50%	\$179,375.00	0.2500%	\$35,875.00	4
BNY Mellon Capital Markets	1.50%	\$169,562.47	0.3184%	\$45,687.53	5
Oppenheimer & Co.	1.25%	\$132,350.00	0.3277%	\$47,025.00	6



5. * ***Resolution to Authorize the Purchase of a Mason Dump Truck with Snow Plow***

The following resolution was offered for consideration:

#R-2021-66

**RESOLUTION AUTHORIZING
MORRIS COUNTY COOPERATIVE PURCHASES**

WHEREAS, the Township of Readington wishes to purchase one mason dump truck with snow plow and sander from an authorized vendor under the Morris County Cooperative Purchasing Program; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

WHEREAS, Route 23 Automall, LLC, 1301 Route 23, Butler, NJ 07405 has been awarded the Morris County Cooperative Purchasing Program Contract #15-F, Item #3 for Heavy duty cab/chassis with dump bodies for a period of 11/1/20 – 10/31/21; and

WHEREAS, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available; and

WHEREAS, the actual cost for the purchase of the truck and snow plow are not expected to exceed \$77,000; and

WHEREAS, the Chief Finance Officer has certified the availability of funds for this contract.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Route 23 Automall, LLC be awarded a contract for the mason dump truck with snow plow and sander; and

BE IT FURTHER RESOLVED, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

6. * ***New Jersey State Firemen's Associations Application for Membership (Taylor Grant)***

7. * ***2020 Tonnage Recycling Report***

8. * ***Resolution for Township of Readington to Obtain Grant Money from NJ Department of Community Affairs for Approximately \$270,440 for Park Renovation Project***

The following resolution was offered for consideration:

#R-2021-67

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, the Township of Readington desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$270,440.00 to carry out a project to renovate park amenities including but not limited to installation of four (4) pickleball courts, picnic pavilion, solar path lighting and gazebo on Summer Road Park, basketball court renovation in Pickell Park, and playground replacement in Hillcrest Park.

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Readington:

- 1) Does hereby authorize the application for such a grant; and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Readington and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED that the Mayor and Administrator are authorized to sign the grant agreement on behalf of the Township of Readington and that their signature constitutes the acceptance of the terms and conditions of the grant agreement and approves execution of the grant agreement.

9. * **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	\$ 87,777.59
SEWER APPROPRIATIONS	0-02	\$ 15,000.00
CURRENT FUND	1-01	\$ 551,421.62
SEWER APPROPRIATIONS	1-02	\$ 168,017.36
TRUST FUNDS	X-03	\$ 17,735.10
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,230,645.52
PAYROLL DEDUCTIONS	X-06	\$ 190,078.01
REGIONAL SCHOOL TAX	X-07	\$ 6,702,645.88
2019 CAP IMPROVEMENTS	X-19	\$ <u>1,399,370.00</u>
TOTAL OF ALL FUNDS		\$ 12,362,691.08

A MOTION was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Item #7*), 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

Bob Schoenfeld, Oldwick Road, commented on two properties listed on the Executive Session agenda.

PUBLIC HEARINGS

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

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,643,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,300,800 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #-07-2021

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

Mr. Huelsebusch stated that he would like more information from engineering regarding the future planning for road improvements before adopting this ordinance.

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

Todd Terricone, Lamington Road, inquired if it would be possible to obtain the contractor's contact information after the bid process, for possible paving at the Polish American Club.

A MOTION was made by Mrs. Fort 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:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,643,200 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,300,800 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #-07-2021

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

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

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:

ORDINANCE APPROPRIATING 329,850.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE ACQUISITION OF VARIOUS EQUIPMENT AND IMPROVEMENTS, IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #-08-2021

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

Mr. Smith noted that the funding will be coming from the capital improvement fund rather than bonding for the various equipment.

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

Andrew Roth, County Route 523, requested clarification on the improvements included in the ordinance.

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

Clerk read by Title:

ORDINANCE APPROPRIATING 329,850.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE ACQUISITION OF VARIOUS EQUIPMENT AND IMPROVEMENTS, IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #-08-2021

A ***MOTION*** was made by Mr. Smith 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

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

Clerk read by Title:

ORDINANCE APPROPRIATING \$262,000 FROM THE CAPITAL IMPROVEMENT FUND FOR THE ACQUISITION OF AN AMBULANCE FOR THE WHITEHOUSE FIRST AID SQUAD IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY

ORDINANCE #-09-2021

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

Clerk read by Title:

ORDINANCE APPROPRIATING \$262,000 FROM THE CAPITAL IMPROVEMENT FUND FOR THE ACQUISITION OF AN AMBULANCE FOR THE WHITEHOUSE FIRST AID SQUAD IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY

ORDINANCE #-09-2021

A ***MOTION*** was made by Mr. Smith to adopt 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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated April 27, 2021 from Maggie Schmitt, Township of Branchburg, regarding ***An Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey, Amending the Land Development Ordinance, Article III "Zoning", Section LDO 3-3.3 "Prohibited Uses" of the Code of the Township of Branchburg to Prohibit the Operation of any Class of Cannabis Business within Geographical Boundaries of the Township of Branchburg.*** No action taken.

NEW BUSINESS

1. ***An Ordinance Amending Chapter 43 of the General Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to the Police Department Rules and Regulations***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 43 OF THE GENERAL CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO THE POLICE DEPARTMENT RULES AND REGULATIONS

Ordinance #10 -2021

BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that the following amendments shall be made to Chapter 43 of the Code of the Township of Readington entitled "Readington Township Police Department Ordinance".

SECTION 1. Article III entitled "Rules and Regulations" (Sections 43-14 through 104) is hereby deleted in its entirety and shall be replaced with the following:

43-14. The Rules and Regulations of the Police Department are hereby adopted by reference and title and may hereafter be administratively amended from time to time, with approval of the governing body by resolution. Official copies of the Rules and Regulations shall be kept on file with the offices of the "Police Chief" and "Appropriate Authority" as those terms are defined in said Rules and Regulations.

SECTION 2. Any or all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are repealed to such extent as they are so in conflict or inconsistent.

Ordinance #10-2021 cont'd:

SECTION 3. 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 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

A **MOTION** was made by Mrs. Fort 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 May 17, 2021 at 7:45 p.m.

2. **An Ordinance Amending Chapter 217 of the General Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Towing Services**

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 217 OF THE GENERAL CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO TOWING SERVICES

Ordinance #11-2021

BE IT ORDAINED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that the following amendments shall be made to Chapter 217 of the Code of the Township of Readington entitled "Towers and Wreckers" (language underlined **thus** represents new language; language with strike-outs ~~thus~~ signifies deletions):

SECTION 1. Section 217-7 entitled Rules and regulations; rates shall be amended as follows:

A. There is hereby established and adopted a Maximum Fee Rate Schedule for the towing and storage by licensees under this chapter as hereinafter set forth. The Maximum Fee Rate Schedule shall also be made part of the Tow Operators Rules/Regulations and Guidelines (which are on file in the Municipal Clerk's office) and shall be subject to adjustment.

(1) The Chief of Police is directed to monitor and from time to time recommend to the Township Committee amendments to the Tow Operators Rules/Regulations and Guidelines (which are on file in the Municipal Clerk 's office) for consideration and enactment by formal resolution of the Township Committee at a public meeting.

Ordinance #11-2021 cont'd:

(2) Prior to the adoption of any amendment to these initial Tow Operators Rules/Regulations and Guidelines (which are on file in the Municipal Clerk's office), the Chief of Police shall provide to each tow operator licensed under this chapter a copy of such proposed amendment at least five days in advance of the public meeting at which the Township Committee will consider such recommendation.

~~B. Rates. There is hereby established and adopted a Maximum Fee Rate Schedule for the towing and storage by licensees under this chapter. The Maximum Fee Rate Schedule set forth herein shall also be made part of the Tow Operators Rules/Regulations and Guidelines (which are on file in the Municipal Clerk's office), and shall be reviewed annually and be subject to adjustment by ordinance.~~

(1) Basic towing services:

The Township of Readington prescribes to the rate chart established by the New Jersey State Police for tow operators on state highways. This can be found at www.gsta.org

~~Service Fee~~

~~Days (8:00 a.m. to 5:00 p.m.)~~

~~First Mile or less, \$95~~

~~Nights, weekends and NJ state holidays First mile or less, \$125~~

~~Mileage charge (round trip) \$3.00 per mile after 1st mile~~

~~Accident debris cleanup \$25~~

~~Accident debris cleanup with fluid spill (cannot be combined with above cleanup charge) \$35~~

~~Service charge daytime (jump starts, tire change, fuel etc) \$95 (parts/fuel not included)~~

~~Service charge nights, weekends and holidays \$125 (parts/fuel not included)~~

~~Administrative fee (must provide an itemized breakdown of each charge) Not to exceed \$25~~

~~(2) Storage fees.~~

~~(a) Inside storage, per 24 hours: \$30 (inside storage must be requested).~~

~~(b) Outside storage, per 24 hours: \$20.~~

Ordinance #11-2021 cont'd:

(2) Storage time starts from when the vehicle is towed and stops once vehicle owner/operator or a representative thereof request to pick up the vehicle. If the owner/operator or a representative request to pick up the vehicle, but the tow operator is unavailable to release said vehicle, storage fees cannot be charged after that request. If the owner/ operator or a representative does not meet at said time, storage charges may resume.

C. Miscellaneous provisions.

(1) The above towing fees apply to a private passenger automobile/utility vehicle and shall not include such additional services as be required for recovery such as up-righting of vehicle, etc.

(2) Standby time at scene of major accidents when so required by police shall not exceed \$50 per hour in addition to above.

(3) "Basic towing service" means the removal and transportation of an automobile/utility vehicle from a highway, street or other public or private road, or a parking area, or from a storage facility and other services normally incidental thereto, but does not include recovery of an automobile from a position beyond the right-of-way or berm, or from being impaled upon any other object within the right-of-way or berm.

SECTION 2. The following new section shall be added:

Sec. 217-10. Private citizen's request for wrecker on public property

A vehicle owner/operator may request a towing service of their choosing. Such requests shall be granted only when possible. Licensed tow operators that are authorized towing agents for any club, association, etc. will not receive preferential treatment.

If the vehicle location is such that it interferes with or is likely to interfere with the safe passage of traffic, creates any hazardous condition, is the subject of a police investigation or if the towing service requested by the owner/operator does not respond in a timely manner, township police will arrange for the vehicle to be towed in the most expeditious manner. This will generally be by following the Readington Township Tow Schedule for that year. The vehicle's registered owner shall be responsible for the rates outlined in 217-7 Rules and regulations.

SECTION 3. Any or all other ordinances or parts thereof in conflict or inconsistent with any of the terms hereof are repealed to such extent as they are so in conflict or inconsistent.

SECTION 4. 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 5. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

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

The Public Hearing was scheduled for May 17, 2021 at 7:45 p.m.

3. ***An Ordinance to Provide for the Acquisition of Property Known as Block 95, Lot 12.325 in the Township of Readington, County of Hunterdon and State of New Jersey from Castellano***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.325 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM CASTELLANO

Ordinance #12-2021

BE IT ORDAINED by the 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 12.325 on the official Township Tax Map and located at 325 Sparrow Court, Three Bridges, N.J. from Michael Castellano and Jane Castellano for the purchase price of \$226,000.00, plus costs and expenses not to exceed \$12,000.00. 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, 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.

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 Mrs. Fort to introduce this ordinance, 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

The Public Hearing was scheduled for May 17, 2021 at 7:45 p.m.

4. ***An Ordinance of the Township of Readington Amending Ordinance #16-2012 & Chapter 225 Vehicles and Traffic***

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING CHAPTER 225 OF THE CODE OF READINGTON TOWNSHIP ENTITLED " VEHICLES AND TRAFFIC"

ORDINANCE #13 -2021

WHEREAS, the Township Committee is aware of the safety issues, including numerous crashes and un-protected left turns, at the intersection of County Routes 523 and CR 629; and

WHEREAS, the Township Committee is actively monitoring, reviewing and implementing traffic safety improvements at this intersection; and

WHEREAS, the Township Administrator distributed a survey to the residents of Springtown Road seeking opinions as to the potential closure of Springtown Road at CR 523 and over 60% of those responding have agreed the closure is necessary in the name of traffic safety; and

WHEREAS, the Township Committee wishes to enhance safety by creating a dead end by closing access to Springtown Road at the CR 523/CR 629 intersection; and

WHEREAS, two-way travel will be reinstated on the current one-way section of Springtown Road between the dead end and Clearview Road.

NOW, THEREFORE, IT IS ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Section 225 of the Code of the Township of Readington is hereby amended as follows:

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

SECTION 2. Section 225-7(C) Schedule III: One Way Streets is amended to provide that **Springtown Road is deleted from the list of one-way streets.**

SECTION 3. A new sub-section shall be added to provide that **Springtown Road shall hereby be closed at Route 523.**

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

Ordinance #13-2021 cont'd:

SECTION 5. If any section, paragraph, subsection, clause or provision of this chapter shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and the remainder of this chapter shall be deemed valid and effective.

SECTION 6. All former traffic ordinances of the Township of Readington, and all ordinances or sections or portions of ordinances or the Readington Township Code which are in conflict with or inconsistent with the provisions of this chapter are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this chapter.

SECTION 7. This ordinance shall become effective immediately upon publication according to law.

A **MOTION** was made by Mr. Smith to introduce this ordinance with the amendments noted by Attorney Dragan, 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 May 17, 2021 at 7:45 p.m.

5. **An Ordinance Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Site Plan Review Waivers**

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 PERTAINING TO SITE PLAN REVIEW WAIVERS

Ordinance #14 -2021

BE IT ORDAINED by the Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that the following amendments shall be made to Chapter 148 of the Land Use Ordinance of the Township of Readington (language underlined **thus** represents new language; language with strike-outs ~~thus~~ signifies deletions):

SECTION 1. Section 148-97.D. Waiver of site plan review.

(1) The ~~Planning Board~~ **Zoning Officer** may waive the requirement of site plan review, ~~in part or in its entirety, if the Board finds~~ **if it is determined** that the proposed development:

(a) Secured previous site plan approval under the terms of this title and the proposed development will have **an** insignificant impact on the previously approved site plan; or

(b) Involves normal repair, maintenance or replacement; or

(c) Will not significantly affect existing circulation, parking, drainage, building arrangements, plantings, buffering, lighting and other considerations of site plan review as required under Sec. 148-101, Sec. 148-102 or Sec. 148-103; **this may include, but is not limited to standby generators, HVAC systems, de minimis structure alterations;** and

Ordinance #14-2021 cont'd:

(d) Does not involve variances from the applicable provisions of this chapter.

(2) An applicant requesting such a waiver shall provide to the Zoning Officer:

(a) ~~Three~~ **One paper** and **one digital** ~~copies~~ **copy** of the appropriate application(s), which includes the checklist(s) pursuant to N.J.S.A. 40:55D-103, attached to this chapter.

~~(b) An approved site plan, if one exists, along with the resolution of approval for said plan.~~

~~(c) If no previous site plan approval exists, a property survey showing the existing conditions and any proposed improvements and/or site development.~~

~~(d) A written description and plan, along with any other additional information (ie. photographs, details, etc.) of the proposed operation and use that will assist the Board in its review.~~

~~(e) A written description of, and grounds for, waiver request.~~

(3) Upon review, the Zoning Officer, **in consultation with the Administrative Review Committee, which committee shall consist of the municipality's designated Zoning, Construction and Administrative Officers/Officials,** shall make a recommendation to the Planning Board in regards to the waiver of site plan review request: **determination of the administrative waiver request. If it is determined that the administrative waiver request cannot be granted, the applicant will be advised that Board review is required. Any appeals of such determination may be made per N.J.S.A. 40:55D-72.**

4. A non-refundable/non-transferable application fee of \$500.00, shall be submitted at time of application.

SECTION 2. The Township Committee hereby adopts the Site Plan Waiver Checklist attached as Schedule A, which shall replace the Site Plan Waiver Checklist currently found in the Township's Land Use Ordinance.

SECTION 3. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 6. 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 7. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

Block	
Lot	
Control Number	

TOWNSHIP OF READINGTON SITE PLAN
 WAIVER CHECKLIST

ADMINISTRATIVE WAIVER OF SITE PLAN – The applicant must meet the following requirements:

- (a) The proposed development does not increase the degree of noncompliance or create a new noncompliance with respect to any bulk regulations; and
- (b) The proposed development, alteration, construction or placement has received approval from the Township’s Historical Preservation Commission when applicable, prior to the application for Administrative Waiver.

Name of Applicant:

The following checklist is designed to assist applicants in preparing a complete application for Administrative Waiver consideration. This checklist must be fully completed and included with your application documents. **Please be aware that failure to include required checklist items can result in the application being deemed incomplete and ineligible for review.** Applications that include a waiver request for any of the checklist items shall be accompanied by a written statement in support of each waiver request.

Office Applicant Use
 Use Included N/A or Waiver Requested

(a) General Requirements:			
Use	Included	N/A or Waiver Requested	
			1. Completed application (1 paper copy + 1 digital file) of all items in checklist below. Note: Submitted plans, min. 1”- 50’ (plans are not to exceed 24” x 36”, all sheets must be the same size and all plans must be folded and collated)
			2. Written description of, and grounds for, waiver request
			3. Application fee
			4. Plot plan of property showing location of all existing and proposed structures, with relationship to surrounding building(s) on adjoining properties, zoning setback, driveways(s), and existing and proposed utilities
			Plan to include the following items as applicable:
			[a] all structures
			[b] all impervious surfaces (stone, paved, etc), including delineation of parking stalls
			[c] existing and proposed landscaping
			[d] lighting
			[e] existing and proposed floor plans, with the area(s) subject to change clearly defined.
			[f] if changes to the HVAC are proposed, applicant is to provide information regarding noise and odors as it pertains to the adjacent properties.
			[g] bulk zoning regulations for districts in schedule form (showing required, existing & proposed conditions
			[h] photographs showing existing conditions
			[i] Copy of Historical Preservation Approval (if applicable)
			[j] Product specifications, where appropriate
			[k] Elevations and details for proposed new construction
			[l] Floor plans

(b) <u>Application Review: (Township Use)</u>			
Approved	Denied*	Approved With Conditions*	
			Reviewed by the Administrative Review Committee pursuant to Section 148-97 D. <hr/> Municipal Zoning Officer Date <hr/> Municipal Construction Official Date <hr/> Municipal Administrative Officer Date

(*See attached memorandum with additional information)

The undersigned, hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

 Print applicant name

Date:

 Applicant Signature

 Print owners name

 Owner Signature

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 June 7, 2021 at 7:45 p.m.

6. **Request for Vacation of an Easement on Property (Block 72, Lot 15.10 / 102 Bertron Road)** - Memorandum dated April 27, 2021 from Ann Marie Lehberger, Planning Board Secretary

A **MOTION** was made by Mrs. Fort to support the vacation of the easement on Block 72, Lot 15.10, 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

7. ***Request to Hold Annual Whitehouse Fire Company Coin Toss Fundraiser for 2021*** - letter dated April 21, 2021 from Bob Spielberger, Event Leader

A ***MOTION*** was made by Mrs. Fort to approve Annual Whitehouse Fire Company Coin Toss Fundraiser for 2021, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

8. ***Application for Special Event Permit / Schaefer Farms, LLC***
(Farm to Fork Rocky Horror Weekend, May 14th and 15th)
(Farm to Fork Clue Murder Mystery Dinner, May 28th and 29th)

A ***MOTION*** was made by Mrs. Fort to approve the Special Event Permit for Schaefer Farms LLC, contingent upon the approval from the Police Chief, Zoning Officer, Fire Official and Construction Official, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

9. * ***Authorizing Execution of an Agreement with the Morris County Cooperative Pricing Council to Renew Membership therein for the Period of October 1, 2021 through September 30, 2026***

This matter was addressed under the Consent Agenda.

10. * ***Resolution of Support Local Governing Body Authorizing the Sustainable Jersey Grant Application 2021 Small Grant for Natural Resource Database and Map***

This matter was addressed under the Consent Agenda.

11. * ***Results of Note Sale Bids***

This matter was addressed under the Consent Agenda.

12. * ***Resolution to Authorize the Purchase of a Mason Dump Truck with Snow Plow***

This matter was addressed under the Consent Agenda.

13. * ***New Jersey State Firemen's Associations Application for Membership (Taylor Grant)***

This matter was addressed under the Consent Agenda.

14. * ***2020 Tonnage Recycling Report***

This matter was addressed under the Consent Agenda.

15. ***Resolution to Authorize Purchase of Body Worn Cameras for the Readington Police Department***

The following resolution was offered for consideration:

#R-2021-69

***RESOLUTION AUTHORIZING
STATE OF NEW JERSEY COOPERATIVE PURCHASES***

WHEREAS, the Township of Readington wishes to purchase Body Worn Cameras and related equipment for the Readington Police Department from an authorized vendor under the State of New Jersey Cooperative Purchasing Program; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

WHEREAS, WatchGuard Video, 415 East Exchange, Allen, TX has been awarded the State of New Jersey Cooperative Purchasing Program Contract #A83909; and

WHEREAS, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available; and

WHEREAS, the actual cost for the purchase of the Body Worn Cameras and related equipment are not expected to exceed \$52,000; and

WHEREAS, the Chief Finance Officer has certified the availability of funds for this contract.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey WatchGuard Video, 415 East Exchange, Allen, TX, be awarded a contract for the purchase of Body Worn cameras for the Readington Police Department; and

BE IT FURTHER RESOLVED, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect 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

16. **** Resolution for Township of Readington to Obtain Grant Money from NJ Department of Community Affairs for Approximately \$270,440 for Park Renovation Project***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported on the results of the Bond Anticipation Note Sale.

ENGINEER'S REPORT

Engineer O'Brien stated that he had nothing further to report.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

BETTY ANN FORT

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

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the tree seedling giveaway was very successful. Mr. Huelsebusch further reported that the police department recently sent out notices to residents regarding the use of ATV vehicles on trails.

BENJAMIN SMITH

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

JOHN ALBANESE

Mayor Albanese stated that he had nothing further to report.

COMMENTS FROM THE PUBLIC

Frank Renda, Judge Thompson Road expressed concern regarding traffic safety on County Line Road.

Andrew Roth, County Road 523 commented on cannabis legislation.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, *A MOTION* was made by Mr. Smith at 8:40 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