

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING –June 21, 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,

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, THERFORE, 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>
Police Department	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Award of M&R Materials Bid / Street Sweeping	Contract Negotiations.....	“ “ “
Shared Services / Twp of Clinton.....	Contract Negotiations.....	“ “ “
Shared Services / Twp of Tewksbury...	Contract Negotiations.....	“ “ “
Attorney-Client Privilege Affordable Housing (Block 70, Lot 40.03)	Contract Negotiations.....	“ “ “
Attorney-Client Privilege Affordable Housing (Block 91, Lot 2)	Contract Negotiations.....	“ “ “
Attorney-Client Privilege Affordable Housing (Block 4, Lot 18)	Contract Negotiations.....	“ “ “
Attorney-Client Privilege Affordable Housing (Block 95, Lot 12.006)	Contract Negotiations.....	“ “ “

Executive Session Minutes.....	Attorney-Client Privilege.....	“	“	“
• June 7, 2020				
Oakland Dr. Pump Station W. Upgrade..	Potential Litigation.....	“	“	“
Affordable Housing.....	Potential 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 / Police Department

The following resolution was offered for consideration:

#R-2021-86

RESOLUTION APPOINTING TREVOR ANDERSON AS PATROLMAN

WHEREAS, there exists a need to fill a vacancies that may be created by the real potential retirements in the Police Department; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Chief of Police and Interview Committee to hire Trevor Anderson to the position of 2nd year Police Officer at the current contract rates; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies and the collective bargained agreement with PBA Local No. 317 shall be afforded Trevor Anderson during his employment.

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

The following resolution was offered for consideration:

#R-2021-87

RESOLUTION APPOINTING JACOB BELARDO AS PATROLMAN

WHEREAS, there exists a need to fill a vacancies that may be created by the real potential retirements in the Police Department; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Chief of Police and Interview Committee to hire Jacob Belardo to the position of Probationary 1st year Police Officer at the current contract rates; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies and the collective bargained agreement with PBA Local No. 317 shall be afforded Jacob Belardo during his 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	-Aye
Mayor Albanese	- Aye

The following resolution was offered for consideration:

#R-2021-88

RESOLUTION APPOINTING JESSICA GUTSICK AS CLASS II OFFICER

WHEREAS, there exists a need to fill a vacancies that may be created by the real potential retirements in the Police Department; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Chief of Police and Interview Committee to hire Jessica Gutsick to the position of Class II Officer at an hourly rate of \$25; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Jessica Gutsick 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	-Aye
Mayor Albanese	- Aye

Contract Negotiations / Award of Maintenance & Repair Materials Bid

The following resolution was offered for consideration:

#R-2021-89

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, the Township Committee of the Township of Readington publicly advertised for bids for the proposed 2021 Maintenance and Repair Materials in the Township; and

WHEREAS, on May 20, 2021, the Administrator/QPA conducted the bid opening for the 2021 Maintenance and Repair Materials; and

WHEREAS, the Administrator, Director of Public Works and Township Attorney reviewed the only bid received and recommend the awarding of the contract to the bidders as shown on the “Schedule of Low Bidders” as listed below; and

**SCHEDULE OF LOWER BIDDERS
 2021 STREET SWEEPING**

PRIMARY CONTRACTS

ITEM	DESCRIPTION	MODE	QUANT.	UNIT	LOWEST RESPONSIVE/ RESPONSIBLE BIDDER	UNIT PRICE	NOT TO EXCEED AMOUNT
7	Street Sweeping	FDA	140	Hour	Sweeping Corp	\$148-/HR - std	\$20,720.00
						\$168/HR - OT	

WHEREAS, the Chief Financial Officer has certified the availability of funds for these contracts; and

WHEREAS, at the Township Committee meeting held on June 7, 2021, the Township Committee reviewed the recommendation for awarding this contract.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington hereby awards contracts according to the “Schedule of Low Bidders.”

BE IT FURTHER RESOLVED that the Township Administrator/QPA is authorized to notify the successful bidder on these awards in the amount as shown on the “Schedule of Low Bidders” and the Mayor and Township Administrator/QPA are authorized to sign those contracts.

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 -Aye
- Mayor Albanese - Aye

Contract Negotiations / Award of Repairs to 17 James Street Bid

The following resolution was offered for consideration:

#R-2021-90

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, the Township Committee of the Township of Readington publicly advertised for bids for the Repair & Renovation of 17 James Street in the Township; and

WHEREAS, on June 10, 2021, the Administrator/QPA conducted the bid opening for the Repair & Renovation of 17 James Street; and

WHEREAS, the Administrator and Township Attorney reviewed the only bid received and recommend the rejection of the bid as listed below; and

**SCHEDULE OF BIDDERS
 REPAIR & RENOVATION TO 17 JAMES STREET**

DESCRIPTION	UNIT	LOWEST RESPONSIVE/ RESPONSIBLE BIDDER	NOT TO EXCEED AMOUNT
Renovation & Repairs to 17 James Street	Lump Sum	Padovani Roofing & Construction	\$179,800

WHEREAS, at the Township Committee meeting held on June 21, 2021, the Township Committee reviewed the recommendation for awarding these contracts.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington hereby rejects the sole bid as it is in excess of the budget amount.

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 -Aye
- Mayor Albanese - Aye

Contract Negotiations / Shared Services / Township of Clinton

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Shared Services / Township of Tewksbury

Mayor Albanese stated that this matter remains in Executive Session.

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

Mayor Albanese stated that this matter remains in Executive Session.

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

Mayor Albanese stated that this matter remains in Executive Session.

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

Mayor Albanese stated that this matter remains in Executive Session.

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

A ***MOTION*** was made by Mrs. Fort to approve the form of the contract for 6 Owl Court, Block 95 Lot 12.006, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

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

A ***MOTION*** was made by Mr. Smith to approve the Executive Session Minutes of June 7, 2021, for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Oakland Drive Pump Station West Upgrade

Mayor Albanese stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

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 two matters were added to the Executive Session Agenda:

Personnel /Recreation

The following resolution was offered for consideration:

#R-2021-98

RESOLUTION HIRING CAMP COUNSELORS FOR THE SUMMER RECREATION PROGRAM

WHEREAS, at the May 3, 2021 Committee meeting a resolution was adopted (#R-2021-64) to hire camp counselors for the 2021 Summer Recreation Program; and

WHEREAS, Bailey Cooper, originally hired as a counselor for the summer program, is unable to fulfill the position for the duration of the 6 week program.

WHEREAS, the Recreation Director has recommended hiring Jake Asmster as an additional summer camp counselor.

NOW THEREFORE BE IT RESOLVED, that the Readington Township Committee does hereby approve the recommendation to hire Zach Amster at a rate of \$12.44 per hour for the 2021 Summer Camp program.

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 -Aye
Mayor Albanese - Aye

Potential Litigation / Former Employee

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 *Items #1, #2 & #6* from the Consent Agenda.

1. ***APPROVAL OF MINUTES** of meeting of June 2, 2021, and June 7, 2021

2. *** Resolution Authorizing Morris County Cooperative Purchases (Oil and Stone Treatment)**

The following resolution was offered for consideration:

#R-2021-91

RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES

WHEREAS, the Township of Readington wishes to purchase Oil and Stone Treatment 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, Morris Asphalt Company, Inc., P.O. Box 305, Lafayette, New Jersey, 07848 has been awarded Morris County Cooperative Contract No. #21 for Oil and Stone Treatment, for the period of one (1) year, January 1, 2021 – December 31, 2021; and

WHEREAS, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$175,000; 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 Morris Asphalt Company, Inc. be awarded a contract for Oil and Stone Treatment; 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.

3. * ***Resolution of Support from the Local Governing Body Authorizing the Sustainable Jersey Municipal Water Story Technical Assistance Application***

The following resolution was offered for consideration:

#R-2021-92

Resolution of Support from Local Governing Body Authorizing the Sustainable Jersey Municipal Water Story Technical Assistance Application

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 recognizing municipalities are interested in guidance on water issues created a Municipal Water Story action to assist municipalities define and prioritize their local water challenges; and

WHEREAS, each municipality in New Jersey has its own individual water story which is shaped by its geography, services and local concerns. Key to finding solutions for water improvement is understanding the particular water situation in each particular community. The Municipal Water Story action is one of the two mandatory actions required to attain the Gold Star Standard in Water.

NOW THEREFORE BE IT RESOLVED, the Township Committee of Readington has determined that Readington should apply for the Sustainable Jersey Municipal Water Story Technical Assistance program.

NOW THEREFORE, BE IT FURTHER RESOLVED, Readington Township will commit to supporting the project for the duration of the Municipal Water Story Technical Assistance project, including providing opportunities to share and receive comment on the project and providing a presentation to the governing body.

NOW THEREFORE, BE IT FURTHER RESOLVED, that Township Committee of the Readington, State of New Jersey, authorize the submission of the aforementioned application to Sustainable Jersey for Municipal Water Story Technical Assistance.

4. * ***Resolution to Make Application for County Open Space Funds / Block 25, Lot 29***

The following resolution was offered for consideration:

#R-2021-93

TOWNSHIP OF READINGTON

RESOLUTION

WHEREAS: The Hunterdon County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Grants Program to provide County Funds in connection with preserving open space, natural areas, farmland and historic sites; to acquire, develop, improve and maintain county and municipal lands for recreation and conservation purposes; and preservation of historic structures, properties, facilities, sites, areas, or objects; or for the payment of debt service or indebtedness issued or incurred by the municipality for any of the purposes described above; and

Resolution #R-2021-93 cont'd:

WHEREAS, the Readington Township desires to further the public interest by obtaining funding in the amount of Not To Exceed \$20,000 from the County of Hunterdon to fund the following project:

A wooded parcel surrounded by Readington Township Open Space at a cost of Not To Exceed \$20,000;

NOW, THEREFORE, the governing body resolves that Richard J. Sheola, Township Administrator is hereby authorized to:

- (a) make application for such County Open Space Trust Funds,
- (b) provide additional application information and furnish such documents as may be required, and act as the authorized correspondent of the above named Municipality; and

WHEREAS, the County of Hunterdon shall determine if the application is complete and in conformance with the scope and intent of the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan, applicable Freeholder Board Policies and the Procedures Manual for the Municipal Grant Program adopted thereto, and notify the Municipality of the amount of the funding award; and

WHEREAS, the Municipality is willing to use the County funds in accordance with such adopted Policies and Procedures, and applicable state and local government rules, regulations and statutes;

NOW, THEREFORE, BE IT FURTHER RESOLVED, BY Readington Township

1. That Richard J. Sheola, Township Administrator of the above named Municipality is hereby authorized to execute any documents and agreements with the County of Hunterdon known as Dreahook Road Backland (Block 25, Lot 59);
 2. That the Municipality has its share of funds, if required, in the amount of \$ -0- ;
 3. That, in the event the County of Hunterdon's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
 4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
 5. That this resolution shall take effect immediately.
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5. * ***Release of Board of Health Escrow / Block 73, Lot 3.48 (County Road 523)***
 6. * ***Release of Board of Health Escrow / Block 70, Lot 27.08 (Apple Tree Road)***
 7. * ***Final Change Order / Old Highway 28 & School Road***
 8. * ***Tax Overpayments***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, there exist several tax overpayments from 2020, and

WHEREAS, the Tax Collector desires to apply the following 2020 overpayments to the amounts due for 2021 taxes prior to the printing and mailing of the property tax bills:

Resolution cont'd:

<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>AMOUNT</u>
10	16.01		\$ 3,275.04
10.01	1	Q0035	144.01
14	50		20.24
21	19.04		173.04
21	19.10		40.68
21.01	10		3,124.81
21.04	502.03		5.30
21.06	502.01		17.71
25	47		11.75
32	6		11.85
34	36.064		250.00
36	49.007		247.40
42	1		17.76
44	4.02	Q0207	21.12
46	6		451.77
46	10.23		153.84
46	13		18.06
46	25.04		4,062.29
50	3	Q0261	59.58
51.03	21		71,731.61
52	1		1,664.66
57	1.08		245.51
60	8		34.33
60	16.03		3,505.65
64	30	Q0261	108.25
66	25.15		3,362.51
69	13.25		163.59
70	31.21		24.24
70	43		238.00
73	49		250.00
74	26.13		27.82
87	3		12.49
95	12.066		6.75
95	12.073		7.86
95	12.250		8.07
95	12.333		39.03
95	12.343		7.13
95	12.386		6.99
95	13.01		23.51
96	25		235.66

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that the Tax Collector is hereby authorized to apply the above-referenced 2020 property tax overpayments to 2021 property taxes receivable.

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	\$ 700.00
CURRENT FUND	1-01	\$ 561,840.10
SEWER APPROPRIATIONS	1-02	\$ 8,618.95
TRUST FUNDS	X-03	\$ 69,149.85
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 13,659.54
PAYROLL DEDUCTIONS	X-06	\$ 225,551.49
2018 CAP IMPROVEMENTS	X-18	\$ 2,020.00
2019 CAP IMPROVEMENTS	X-19	\$ 8,212.51
2021 CAP IMPROVEMENTS	X-20	\$ <u>600.00</u>
TOTAL OF ALL FUNDS		\$ 890,352.44

A *MOTION* was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Items#1, #2 & #6*), 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 (*Mayor Albanese abstained from the vote on Item #8*)

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Tanya Rohrbach, Old Highway 28, requested that the residents be provided with a schedule of when street sweeping would occur.

Cheryl Filler, Round Valley Road, expressed concern regarding hunting on Township owned properties.

Bob Schoenfeld, Oldwick Road, requested that everyone mute themselves for better sound quality during the meeting.

PUBLIC HEARINGS

As it was after 7:45 p.m., A *MOTION* was made by Mr. Heller 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:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF AN AFFORDABLE HOUSING DEED RESTRICTION ON PROPERTY KNOWN AS BLOCK 95.01, LOT 3 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

ORDINANCE #-15-2021

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. Heller 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:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF AN AFFORDABLE HOUSING DEED RESTRICTION ON PROPERTY KNOWN AS BLOCK 95.01, LOT 3 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

ORDINANCE #-15-2021

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

A ***MOTION*** was made by Mr. Heller 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:

AN ORDINANCE AMENDING CHAPTER 148 OF LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF READINGTON PERTAINING TO VARIANCES AND WAIVERS

Ordinance #16-2021

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. Heller 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 AMENDING CHAPTER 148 OF LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF READINGTON PERTAINING TO VARIANCES AND WAIVERS

Ordinance #16-2021

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

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

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.235 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM LICHT AND MARREN-LICHT

Ordinance #17-2021

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. Heller to close the Public Hearing and open the regular meeting, seconded by Ms. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.235 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM LICHT AND MARREN-LICHT

Ordinance #17-2021

A ***MOTION*** was made by Mrs. Fort 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. Notice of Virtual Public Hearing from Dean Donatelli, Esq. regarding ***Laboratory Corporation of American Submitting an Application to the Board of Adjustment of the Township of Readington for an Amended Final Major Site Plan Approval and Use Variance approval with respect to property located at 420 US Route 22, Whitehouse Station (Block 8, Lot 13.)*** No action taken.
2. Notice from the County of Hunterdon for a Public Hearing in Connection with the ***Proposed Sale of Black 21, Lot 23.01 (the "Hawke Property") located on Main Street, Borough of Flemington.*** No action taken.
3. Memorandum dated June 8, 2021, from Robin Ray, Acting Clerk, Township of Bedminster, regarding ***An Ordinance Amending Section 13-105 Entitled "Prohibited Uses" of Chapter XIII Entitled "Land Management" of the Revised General Ordinance of the Township of Bedminster.*** No action taken.

OLD BUSINESS

1. ***An Ordinance Amending the Construction Code Fee Schedule Established under Chapter 96 of the Township of Readington, County of Hunterdon and State of New Jersey Entitled "Construction Codes, Uniform"***

Construction Official Angela DeVoe provided a brief overview of the fee changes and addressed how it relates to the administrative law.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING THE CONSTRUCTION CODE FEE SCHEDULE ESTABLISHED UNDER CHAPTER 96 OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY ENTITLED "CONSTRUCTION CODES, UNIFORM"

Ordinance #18-2021

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 the Construction Code Fee Schedule of the Township of Readington established pursuant to Subsection 96-4 "Fees" of Chapter 96 entitled "Construction Codes, Uniform" of the Code of Readington Township (language underlined ***thus*** represents new language; language with strike-outs ~~thus~~ signifies deletions):

SECTION 1.

Construction Codes Fee Schedule

Building Subcode Fees:

New Construction and additions.....

Use Groups R-3, R-5	\$.045 per cubic foot
Minimum fee for additions	\$200.00
Pre-fab sheds	
Over 200 sq.ft.	\$100.00
All other use groups	
Up to and including the first 100,000 cu.ft.	\$.045 <u>\$.055</u>
Over 100,000 cu.ft.	\$.03 <u>\$.045</u>
Minimum fee	\$400.00
Bonafide Farm per N.J.A.C. 5:23-3.2(d)	\$.01 <u>.02</u> per cu.ft.

Renovations, Alterations and Repairs

Groups R-3, R-5 – Actual cost of work per \$1,000.00 or portion thereof;

 First \$50,000@ \$30.00/ Over \$50,000 @ \$25.00

 Minimum fee \$75.00

All Other Use Groups - Actual cost of work per \$1000.00 or portion thereof;

 First \$50,000 @ ~~\$35.00~~ **40.00** / Over \$50,000 @ ~~\$30.00~~ **35.00**

 Minimum fee \$ 200.00

 Maximum fee for Roofing Coverings \$1,000.00

Swimming Pools

In-ground **R-3 and R-5** \$250.00

All other uses **\$500.00**

Above-ground \$ 75.00

Decks

~~\$30.00~~ **\$25.00** per thousand of estimated cost of work ... minimum fee \$ ~~100.00~~ **\$125.00**

Roofing—Siding—Fences greater than 6 feet and Replacement Pool Barriers for Groups R-3, R-5

Flat fee \$75.00 **Use Groups R-3 and R-5**

Deer Fencing No fee

All other use groups \$200

Ordinance #18-2021 cont'd:

Demolition

One- and two-family structures	\$ 200.00
Structures accessory to above and/or on bonafide farms	\$65.00 <u>\$75.00</u>
All other Use Groups	\$300.00

Signs

\$3.00 per sq.ft. minimum fee \$ 75.00

Temporary Structures including but not limited to tents and site trailers\$ 200.00 each

Building Moved or Relocated

Flat fee \$300.00 .. covers moving, foundation and necessary work for completion

~~Site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction and external utility connections~~

~~———— \$30.00 per thousand of estimated cost of work~~

Retaining Walls

Class 3 Residential structures with a surface area greater than 550 square feet .. \$200.00

Class 3 Residential structures with a surface area equal to or less than 550 square feet .. \$ 125.00

For all other Use Groups the fee shall be \$25.00 times the estimated cost of construction

Photovoltaic Systems

Roof Mounted:

Groups R-3, R-5 ..	\$150.00 flat fee
All other Groups	1 – 100 kilowatts \$ 400.00
	Greater than 100 kilowatts \$ 800.00

Ground Mounted:

~~Accessory to R-3 and R-5 Use groups \$25 per \$1,000 cost of work~~

~~All other use groups \$35 per \$1,000 cost of work~~

Plumbing Subcode Fees

~~a. — The fee shall be computed per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system except as indicated in b.thru d. below;~~

~~———— All Groups ————— \$ 20.00~~

~~b. — The fee shall be per device for the following special devices: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers with test ports, steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors, **roof-top and prepackaged HVAC units and chillers.**~~

~~———— Groups R-3, R-5 ————— \$ 85.00 —————~~

~~———— All other Groups ————— \$ 120.00~~

~~c. — The fee for all gas and oil piping, including provisions for the installation of up to four appliances shall be:~~

~~———— Groups R-3, R-5 ————— \$ 65.00~~

~~———— All other Groups ————— \$ 95.00~~

~~———— The fifth and each additional appliance shall be an additional \$ 20.00 each.~~

Ordinance #18-2021 cont'd:

- d. ~~The fee shall be \$60.00 for single boiler hydronic piping for a single family residence. For all other structures, the fee shall be \$90.00 per floor of each structure or tenant.~~
- e. ~~The fee for recording the inspection and annual re-testing of equipment listed in N.J.A.C. 5:23-2.23(1)1 thru 4 that requires an annual Certificate of Compliance shall be \$85.00 for the first device and \$25.00 for each additional device in the same building or structure.~~
- f. The minimum plumbing subcode fee shall be \$75.00 for ~~R-3 and R-5 structures~~ residential use groups and ~~\$100.00~~ \$125.00 for all other Use Groups.

<i>Water closet</i>	<i>Each</i>	<i>\$20 / \$25</i>
<i>Urinal/bidet</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Bathtub</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Lavatory</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Shower</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Floor drain</i>	<i>Each</i>	<i>\$20/ 25</i>
<i>Sink</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Dishwasher</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Drinking fountain</i>	<i>Each</i>	<i>\$50</i>
<i>Washing machine</i>	<i>Each</i>	<i>\$20 /\$25</i>
<i>Hose bibb</i>	<i>Each</i>	<i>\$20 /\$25</i>
<u><i>New or Replacement Residential Water heater</i></u>	<u><i>Each</i></u>	<u><i>\$75</i></u>
<u><i>New or Replacement Water Heater Other than Residential</i></u>	<u><i>Each</i></u>	<u><i>\$100</i></u>
<i>Fuel oil piping</i>	<i>Flat fee</i>	<i>\$75 for the first 4 appliances; \$25 for each additional appliance</i>
<i>Gas piping</i>	<i>Flat fee</i>	<i>\$75 for the first 4 appliances; \$25 for each additional appliance</i>
		<u><i>Flat Fee \$20 each/\$35</i></u>
<i>Steam boiler</i>	<i>Each</i>	<u><i>\$75/\$125</i></u>
<i>Hot water boiler</i>	<i>Each</i>	<u><i>75/ \$125</i></u>
<i>Sewer pump</i>	<i>Each</i>	<u><i>\$75/ 85</i></u>
<i>Interceptor/separator</i>	<i>Each</i>	<u><i>75/ \$200</i></u>
<i>Backflow preventer</i>	<i>Each</i>	<u><i>\$75/ 100</i></u>
<i>Grease trap</i>	<i>Each</i>	<u><i>75/ \$200</i></u>
<i>Sewer connection</i>	<i>Each</i>	<u><i>\$75/ 125</i></u>

Ordinance #18-2021 cont'd:

<i>Water service connection</i>	<i>Each</i>	<u><i>\$75/125</i></u>
<i>Stacks</i>	<i>Each</i>	<u><i>\$20/25</i></u>
<u><i>New or Replacement Residential Furnace, Coil, Air Handler and/or Condenser</i></u>	<u><i>Flat</i></u>	<u><i>\$125</i></u>
<u><i>New or Replacement Furnace, Coil, Air Handler and/or Condenser other than residential</i></u>	<u><i>Flat</i></u>	<u><i>\$150</i></u>

Other:

<i>Active solar systems</i>	<i>Each</i>	<i>150/ <u>\$300</u></i>
<u><i>Roof drains</i></u>	<u><i>Each</i></u>	<u><i>\$35</i></u>
<u><i>Other HVAC-R Systems not specifically listed above</i></u>	<u><i>Each</i></u>	<u><i>\$125</i></u>
<u><i>Cross-connections and backflow preventers subject to testing and requiring reinspection or annual testing</i></u>	<u><i>Flat fee</i></u>	<u><i>\$100</i></u>
<i>LP tanks</i>	<i>Flat fee</i>	<i>\$75/ <u>125</u></i>
<i>Hydronic piping</i>	<i>Flat fee per story</i>	<i><u>\$50 PER STORY/</u> <u>\$75 PER ZONE</u></i>

Electrical Subcode Fees

1. ~~1– 10~~ receptacles, fixtures or devices rated 20 amperes or less and motors and equipment rated less than one horsepower (hp) or one kilowatt (kw). This shall include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light standards eight feet or less in height, emergency lights, electric signs, exit lights and similar electric devices, floor heat to 5kw\$75.00
 Each Additional ~~25~~ Units\$25.00
2. ~~For each motor or electrical device rated from one hp or one kw to 5 hp or 5 kw: for each transformer or generator rated from one kw or one kva to 10 kw or 10 kva: for each replacement of wiring involving one branch circuit: each storable pool or hydro massage bath tub, for each household electric cooking equipment rated up to 16 kw, each security or burglar alarm control unit, each receptacle rated from 21 amperes to 50 amperes, each light standard greater than eight feet in height, each communications closet and each panel board up to 99 amperes ea \$75.00~~
3. ~~For each motor or electrical device rated from greater than 5 hp or 5 kw to 35 hp or 35 kw, each service equipment, panel board, switch board, switch gear, motor control center or disconnecting means rated 225 amperes or less, each transformer or generator rated from greater than 10 kw or 10 kva to 45 kw or 45 kva, each electric sign rated from greater than 20 amperes to 225 amperes including associated disconnecting means, each receptacle rated greater than 50 amperes ea. \$125.00~~

Ordinance #18-2021 cont'd:

- 4. ~~For each motor or electrical device rated from greater than 35 hp or 35 kw to 100 hp or 100 kw, each service equipment, panel board, switch board, switch gear, motor control center or disconnecting means rated greater than 225 amperes to 600 amperes and for each transformer or generator rated from greater than 45 kw or 45 kva to 112.5 kw or 112.5 kva ea. \$200.00~~
- 5. ~~For each motor or electrical device rated greater than 100 hp or 100 kw to 200 hp or 200 kw, each service equipment, panel board, switch board, switch gear, motor control center or disconnecting means rated greater than 600 amperes to 1000 amperes and for each transformer or generator rated greater than 112.5 kw or 112.5 kva ea. \$500.00~~
- 6. ~~For each motor or electrical device rated greater than 200 hp or 200 kw, each service equipment, panel board, switch board, switch gear, motor control center or disconnecting means rated greater than 1000 amperes ea. \$750.00~~

Devices First 10 items \$75

Includes total of lighting fixtures, receptacles, switches, detectors, light poles, motors - fractional HP, emergency and exit lights, communication points and alarm devices/fire alarm control panel(s)

Each additional 25 or portion of 25 items \$25

Pools

<u>Pool permit/with underwater light(s) (R-3 and R-5 use groups)</u>	<u>Flat fee</u>	<u>\$100 each</u>
<u>Pool permit/with underwater light(s) (all other use groups)</u>	<u>Flat fee</u>	<u>\$300 each</u>
<u>Pool Heat Pump Heater</u>	<u>Flat Fee</u>	<u>\$75 each/ 100</u>
<u>Storable pool, spa, hot tub (R-3 and R-5 use groups)</u>	<u>Flat fee</u>	<u>\$100 each</u>
<u>Storable pool, spa, hot tub (all other use groups)</u>	<u>Flat Fee</u>	<u>\$150 each</u>
<u>Annual inspection. of commercial pools, spas, or hot tubs [per N.J.A.C. 5:23-4.18(1)]</u>	<u>Flat fee</u>	<u>\$125 each</u>

Motors and apparatus rated in/by horsepower

<u>Includes, but is not limited to garbage disposal, space heater/air handler, motors, all other, 1 HP and over</u>	<u>Equal to or greater than:</u> <u>1 HP up to 5 HP</u> <u>5 HP up to 50 HP</u> <u>50- 100</u> <u>100 HP +</u>	<u>\$50 each</u> <u>\$100 each</u> <u>\$200 each</u> <u>\$600 each</u>
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Transformers and app. rated in/by kilowatt

<u>Includes, but is not limited to electric range/receptacle, oven/surface unit, electric water heater, electric dryer/receptacle, dishwasher, central A/C unit, space heater/air handler, baseboard heat, transformers/generators, electric sign/outline lighting</u>	<u>Equal to or greater than:</u> <u>1 KW up to 5 KW</u> <u>5 KW up to 50 KW</u> <u>50 KW up to 100 KW</u> <u>100 KW</u>	<u>\$50 each</u> <u>\$75 each</u> <u>\$200 each</u> <u>\$600 each</u>
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Service panels, panels and MCCs rated in amperes

<u>Includes, but is not limited to, service, subpanels, motor control center</u>	<u>Equal to or less than 200 amperes</u> <u>Greater than 200, equal to or less than 600 amperes</u> <u>Greater than 600 amperes</u>	<u>\$100 each</u> <u>\$250 each</u> <u>\$800 each</u>
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- ~~7. Fee for each permanently installed private swimming pool, spa, hot tub or fountain including any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and underwater lighting fixtures, except panelboards ea. \$100~~
- ~~8. Fee for public swimming pools, **spas, and hot tubs** shall be charged on the number of electrical fixtures and rating of electrical devices involved in accordance with 1 through 5 above..... Minimum Fee..... \$300.00~~
- ~~9. Fee for the installation of single and multiple station smoke or heat detectors and fire, burglar or security systems in any one or two family dwellingea unit \$50.00~~

~~For fire, burglar and security alarm systems and detectors in buildings other than one and two family dwellings the fee shall be charged in accordance with 1 and 2 above
Minimum Fee \$75.00~~
- ~~10. For installations of multimeter stacks, the fee shall be based on the ampere rating of the main bus. Individual loadside panel boards shall be charged in accordance with 2 through 6 above.~~

Ordinance #18-2021 cont'd:

- ~~11. For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be charged in accordance with 2 through 6 above based on the rating of the overcurrent device of the service or feeder.~~
- 12. The fee for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
- 13. For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are part of the premises wiring, except those which are portable plug-in type, shall be counted.
- 14. Demolition of electrical system , meter socket replacement and service re-connection \$75.00 /100
- ~~15. Each Utility Load Management system\$46.00~~
- 16. Photovoltaic Solar System: The fee shall be based on the designated kilowatt rating of the photovoltaic system as follows:
 - 1. One to 50 kilowatts the fee shall be **\$200.00**
 - 2. Fifty-one to 100 kilowatts, the fee shall be **\$300.00**
 - 3. One hundred-one to 999 kilowatts, the fee shall be **\$ 750.00**
 - 4. 1,000 kilowatts and greater, the fee shall be **\$1,500.00**

~~17. New residential installation of generator and transfer switch rated 20kw and 200 ampres or less\$200.00~~

~~18. Electrical re-connection of appliances/equipment 20 ampres or less under the Mechanical Subcode \$25.00/appliance~~

Car Charging Port/Station:

<u>R-3 and R-5 uses</u>	<u>Flat Fee per</u>	<u>\$100</u>
<u>All other uses</u>	<u>Flat Fee</u>	<u>\$125</u>

Generator (non portable):

<u>R-3 and R-5 uses</u>	<u>Flat Fee</u>	<u>\$200</u>
<u>All other uses</u>	<u>Flat Fee</u>	<u>\$400</u>

Minimum Electrical Permit Fee: \$50.00

Fire Subcode Fees

Fire Suppression:

- (a)Automatic Sprinklers
 - 1 to 20 heads \$100.00
 - 21 to 100 heads \$200.00
 - Over** 101 to 1000 heads \$ 2.00 per head
 - ~~Over 1000 heads \$ 1.50 per head~~
- (b)Sprinkler valves \$150.00 ea
- (c)Standpipe Riser \$225.00 ea
- (d)Fire Pump \$300.00 ea
- (e)Private Hydrants \$150.00 ea
- (f)Fire Tanks \$300.00 ea
- (g)Underground Piping \$100.00 ea
- (h)Pre-Engineered Systems \$200.00 ea

Alarm Systems:

- (a)Group R-3 & R-5 ~~\$ 60.00~~ **\$75.00** Flat Fee

Ordinance #18-2021 cont'd:

- (b)All Other Use Group (per device) \$ 5.00 ea
- (c)Smoke Control Systems \$250.00 ea
- (d)Fire Alarm Control Panel \$~~100.00~~ **\$125.00**ea

Mechanical Systems:

- (a)Heat Producing Device – Groups R-3 & R-5 \$ 25.00 ea
- (b)Heat Producing Device – All Other Groups.. \$ 50.00 ea
- (c)Hoods & Kitchen Exhaust – Commercial \$200.00 ea
 Residential.... \$ 75.00 ea
- (d)Spray Booths \$100.00 ea
- (e)Incinerators \$450.00 ea
- (f)Crematoriums \$450.00 ea
- (g) Solid Fuel Stoves (Wood,Pellet,Coal) \$ 75.00 ea
- (h)Metal Chimney & Chimney Liners \$ 75.00 ea

Regulated Fuel Storage Tanks – Underground:

- (a)Up to 10,000 gallons \$200.00 ea
- (b)Over 10,000 gallons \$250.00 ea

Regulated Fuel Storage Tanks – Above Ground:

- (a)Up to 2,000 gallons \$ ~~55.00~~ **75**
- (b)Over 2,000 gallons \$200.00 ea

Removal/Abandonment of Non-regulated fuel tanks \$75.00 ea

Minimum Subcode Fee:

- All-Groups Residential Uses \$ ~~75.00~~ **55.00**
- All other Uses **\$75**

Fire Subcode Fees		
A. Tanks:		
<u>1. Regulated Fuel Storage Tanks – Underground:</u>		
(a) Up to 10,000 gallons		\$200.00 each
(b) Over 10,000 gallons		\$250.00 each
<u>2. Regulated Fuel Storage Tanks – Above Ground:</u>		
(a) Up to 2,000 gallons		\$55.00 <u>\$75.00</u> each
(b) Over 2,000 gallons		\$200.00 each
<u>3. Removal/Abandonment of Non-regulated fuel tanks</u>		<u>\$75.00 each</u>
<u>4. Minimum Subcode Fee:</u>		
(a) All-Groups <u>Residential Uses</u>		\$75.00 <u>\$50.00</u>
(b) <u>All other Uses</u>		<u>\$75.00</u>
B. Alarm Systems:		
1. Group R-3 & R-5		\$60.00 <u>\$75.00</u> Flat Fee
2. All Other Use Group (per device)		\$5.00 each
3. Fire Alarm Control Panel		\$100.00 <u>\$125.00</u> each
C. Suppression Systems:		
1. Fire Pump		\$300.00 each
2. Sprinkler valves		\$150.00 each
3. Sprinkler heads:		
(a) 1 to 20 heads		\$100.00

	(b) 21 to 100 heads	\$200.00
	(c) Over 101 to 1000 heads	\$2.00 per head
	(d) Over 1000 heads	\$1.50 per head
	4. Standpipe	\$225.00 each
	D. <u>Pre-engineered Systems:</u>	
	1. Pre-engineered Systems	\$200.00 each
	2. Private Hydrants	\$150.00 each
	3. Fire Tanks	\$300.00 each
	4. Underground Piping	\$100.00 each
	E. <u>Other Systems:</u>	
	1. <u>Kitchen Hood Exhaust System:</u>	
	(a) Commercial	\$200.00 each
	(b) Residential	\$75.00 each
	2. Smoke Control Systems	\$250.00 each
	3. <u>Fuel-Fired Appliances:</u>	
	(a) Group R-3 & R-5	\$25.00 each
	(b) All Other Groups	\$50.00 each
	4. Venting & Chimney	\$75.00 each
	5. Spray Booths	\$100.00 each
	6. Incinerators	\$450.00 each
	7. Crematoriums	\$450.00 each
	8. <u>Photovoltaic Systems:</u>	
	(a) <u>Group R-3 & R-5</u>	<u>\$55.00</u>
	(b) <u>All Other Groups</u>	<u>\$200.00/per 20 panels</u>

Mechanical Subcode Fees (R-3, R-4 & R-5 Use Groups only).

<u>Fixture/Equipment_a</u>	<u>Cost</u>
Water Heater	Flat fee for each item \$60 <u>\$75</u> Each additional item \$20 <u>\$25</u>

Fuel Oil Piping (**Up to THREE connections, all additional connections will be an additional item**)

Gas Piping (**Up to THREE connections, all additional connections will be an additional item**)

Steam Boiler

Hot Water Boiler

Hot Air Furnace

~~Oil Tank_e~~

LPG Tank

Ordinance #18-2021 cont'd:

Fireplace

Generator

Air Handler

Air Condenser

Chimney Liner

Gas Fired Pool Heater

Newly installed fuel fired domestic appliances

Newly installed ductwork per HVAC system FLAT FEE \$75/ 25 PER ADDITIONAL

NOTES:

- a If new electrical work is required in the installation of fixture/equipment a properly filed Electrical Subcode Technical Section Form F-120B must be filed with the application for permit and certified as required by the Electrical Contractors Licensing Act, N.J.S.A. 45:5A-1 et seq., N.J.S.A. 45:1-14 et seq. and N.J.A.C. 13:31.
- b If installation of fixture/equipment will encompass backflow or cross connection work a separate Plumbing Subcode Technical Section Form F-130B must be filed with the application for permit and certified as required by the Master Plumbers Licensing Act, N.J.S.A. 45:14C-7 et seq., N.J.S.A. 45:1-3.2. et seq. and N.J.A.C. 13:32-1.
- e If replacement of fixture/equipment will include fuel or gas piping as part of the proposed work, fee(s) are based on the fixture/equipment only.
- d A chimney certification for replacement of fuel-fired equipment may be accepted per N.J.A.C. 5:23-2.20(c).

Certificate and Other Permit Fees

Certificate of Occupancy	10% of Total Permit Fee
Certificate of Occupancy pursuant to a Change of Use	\$200.00 <u>\$300.00</u>
Certificate of Continued Occupancy -	\$200.00
Temporary certificate of Occupancy	
First issuance and renewal	\$30.00
Exception: There shall be no fee for the first issuance provided the certificate of occupancy fee is paid at that time.	
Reinstatement of Lapsed Permit	\$30.00
Change of Contractor update	\$25.00 per subcode
Application for a Variation	
Class I Structures.....	\$400.00
Resubmission for Class I Structures	\$125.00
Class II and III Structures	\$150.00 <u>\$300.00</u>
Resubmission for Class II and III Structures	\$100.00
Lead Hazard Abatement Permit / Clearance Certificate	\$100.00 / \$45.00
Annual Inspection/ Registration of Cross Connections and Backflow Preventers.....	\$100.00 <u>\$75.00</u>
Annual Electrical Inspection of Public Pools, Spas or Hot Tubs.....	\$100.00 <u>125</u>

Local Plan review fees for prototype plans shall be 20% for the initial review and 5% for all additional prototype plans reviews. Plan review fee shall be 5% of the amount charged for the permit for all prototype plans issued by the Department. releases. The fee shall be 20% for all other reviews. This fee shall be paid before the before the plans are reviewed.

Ordinance #18-2021 cont'd:

The fee for review of any amendment or change to a plan that has already been released and does not require a subcode submittal shall be charged an hourly rate of **\$100.00** per hour. A minimum review time of one-half hour will be charged. Review times will be rounded to the nearest quarter hour.

Elevators

Plan review, acceptance inspections and tests and semi-annual inspections Per State Fee Schedule

(1)

No person shall be charged a construction permit ~~surcharge~~ fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing private structure or any of the facilities contained herein.

(2)

A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his or her own living unit.

(3)

"Disabled person" means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include but not be limited to any resident of this state who is disabled pursuant to the federal Social Security Act (42 U.S.C. § 416), or the federal Railroad Retirement Act of 1974 (45 U.S.C. § 231 et seq.) or is rated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans' Act. For purposes of this subsection "blindness" means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20° shall be considered as having a central visual acuity of 20/200 or less.

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.

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 July 6, 2021, at 7:45 p.m.

3. Resolution to Adopt the Policy and Agreement Manual for the Adopt-a-Road Program

Deputy Mayor Heller provided a brief overview of the program.

The following resolution was offered for consideration:

#R-2021-97

TOWNSHIP OF READINGTON

COUNTY OF HUNTERDON, NEW JERSEY

WHEREAS, the Township of Readington desires to adopt a Policy and Agreement Manual for the Adopt-a-Road Program in order to keep its roads attractive and safe; and

WHEREAS, litter dropped or thrown from vehicles along Readington Township roads compromises the aesthetics of the township landscape and creates environmental hazards by adding plastic, aluminum, glass and other non-biodegradable materials to the environment where it accumulates, causing damage to all parts of the ecosystem, including soils, animals and surface waters.

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Readington hereby adopts a Policy and Agreement Manual for the Adopt-a-Road Program.

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

3. Additional Hunting Properties / Permit Hunting Program

Mayor Albanese explained what the Committee had previously agreed to was to allow 1 hunter per 10 acres of property and fill the properties based on the number of hunters participating in the program. If all spots were not filled some of the properties would then be left open and not hunted.

Adam Mueller, Chair of the Wildlife Management Subcommittee, noted that the 10 to 1 is a good rule of thumb but should be based on the specific property, Mr. Mueller reviewed the additional properties being proposed for the individual permit hunting program.

A MOTION was made by Mr. Huelsebusch to vote on the additional properties, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Ryerson Road, Block 73, Lot 9.01 (bow only)

~ CONTINGENT UPON APPROVAL FROM THE BOARD OF EDUCATION ~

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

Coddington Road, Block 38, Lot 38.01 (bow/firearms)

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

Van Neste Drive Block 75, Lot 17.90 (bow only)

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

Thor Solberg Road, Block 57, Lot 2 (bow/firearms)

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

626 Route 523 Block 46, Lot 5.07 (bow only)

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

Dreahook Road Block 44 Lot 4.03 (bow only)

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

Dreahook Road, Block 44, Lot 4.04 (bow/firearms)

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

Old Highway 28, Block 13, Lot 21 (bow only)

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

River Trail, Block 72, Lot 36.99 (bow/firearms)

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

Mrs. Fort questioned if the Committee was in agreement with ranking the properties and filling them based on the number of hunters participating and leaving the unfilled properties open for public use.

Mr. Mueller also noted that as part of their public outreach they will be putting out a map of all the properties in the Township that are not hunted that have trails on them.

A **MOTION** was made by Mr. Heller to take a vote as to whether there should be *additional* stipulations on the allocation of hunters to each individual property, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

4. ***Proposed Street Names / Readington Commons (The Ridge at Readington)***

A **MOTION** was made by Mr. Heller to approve Eagles Nest Road and Hawks Landing Drive, for the Ridge at Readington, seconded by Mr. Smith with a vote of ayes all, nays none recorded

NEW BUSINESS

1. ***An Ordinance Amending the Code of the Township of Readington, Hunterdon County and State of New Jersey to Include Provisions Prohibiting All Classes of Cannabis Businesses within the Township***

The following ordinance was offered for introduction:

Mayor Albanese explained the basis of the Ordinance. The Committee discussed forming a sub-committee to study once the state rules and regulations are in place.

***AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF READINGTON
HUNTERDON COUNTY AND STATE OF NEW JERSEY TO INCLUDE PROVISIONS
PROHIBITING ALL CLASSES OF CANNABIS BUSINESSES WITHIN THE TOWNSHIP***

ORDINANCE #19-2021

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least twenty-one years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law *P.L. 2021, c. 16*, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults twenty-one years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

Ordinance #19-2021 cont'd:

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license, for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 21, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Township Committee of Readington Township has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on Readington Township in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Township’s residents and members of the public who visit, travel, or conduct business in the Township, to amend the Code of the Township of Readington, to include a new Chapter entitled "Cannabis Businesses" prohibiting all manner of marijuana-related businesses within the Township; and

Ordinance #19-2021 cont'd:

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

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

SECTION 1. Preamble incorporated. The preamble to this ordinance is hereby incorporated as if fully restated herein.

SECTION 2. New Chapter. The Code of the Township of Readington is hereby amended to provide a new chapter entitled "**Cannabis businesses**" to provide as follows:

a. Prohibition of Cannabis Businesses. Pursuant to section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (*P.L. 2021, c. 16*)(the "Act") and under the general police powers of the Township provided under N.J.S.A. 40:48-1 in order to protect the general health, safety and welfare of the public, all cannabis establishments, cannabis distributors or cannabis delivery services as said terms are defined in section 3 of the Act and within this Chapter are hereby prohibited from operating anywhere in the Township of Readington, except for the delivery of cannabis items and related supplies within the Township by a delivery service located outside of the Township.

b. Definitions. For the purposes of this Chapter, the following definitions shall apply:

CANNABIS CULTIVATOR

Any person or entity holding a Class 1 Cannabis Cultivator license issued by the State of New Jersey that grows, cultivates, or produces cannabis in the State of New Jersey, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS DELIVERY

The transportation of cannabis items and related supplies to a consumer. "Cannabis delivery" also includes the use by a licensed cannabis retailer of any third party technology platform to receive, process, and fulfill orders by consumers, which third party shall not be required to be a licensed cannabis establishment, distributor, or delivery service, provided that any physical acts in connection with fulfilling the order and delivery shall be accomplished by a certified cannabis handler performing work for or on behalf of the licensed cannabis retailer, which includes a certified cannabis handler employed or otherwise working on behalf of a cannabis delivery service making off-premises deliveries of consumer purchases fulfilled by that cannabis retailer.

Ordinance #19-2021 cont'd:

CANNABIS DELIVERY SERVICE

Any person or entity holding a Class 6 Cannabis Delivery license issued by the State of New Jersey that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

CANNABIS DISTRIBUTOR

Any person or entity holding a Class 4 Cannabis Distributor license issued by the State of New Jersey that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports 40 cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

CANNABIS ESTABLISHMENT

A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

CANNABIS MANUFACTURER

Any person or entity holding a Class 2 Cannabis Manufacturer license issued by the State of New Jersey, that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS RETAILER

Any person or entity holding a Class 5 Cannabis license issued by the State of New Jersey that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

CANNABIS WHOLESALER

Any person or entity holding a Class 3 Cannabis Wholesaler license issued by the State of New Jersey that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

c. Enforcement/Violations.

This ordinance may be enforced by the Police Department, or a Township official who may be authorized by the Township. Any person who violates the provisions of this ordinance shall, upon conviction, be subject to a fine of \$1,000, imprisonment for a term not exceeding 90 days and/or a period of community service not exceeding 90 days. Each day a violation exists shall be considered a separate violation.

SECTION 3. Repealer. All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

Ordinance #19-2021 cont'd:

SECTION 4. Severability. If any section, paragraph, subsection, clause or provision of this ordinance 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 ordinance shall be valid and enforceable.

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

SECTION 6. Effective Date. This ordinance shall become effective upon adoption and final publication according to law.

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	-Nay
Mayor Albanese	- Aye

The Public Hearing was scheduled for July 6, 2021, at 7:45 p.m.

2. ***An Ordinance Amending Chapter 148 of Land Development Ordinance of the Township of Readington to Prohibit All Classes of Cannabis Business within all Zoning Districts of the Township***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 148 OF LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF READINGTON TO PROHIBIT ALL CLASSES OF CANNABIS BUSINESSES WITHIN ALL ZONING DISTRICTS OF THE TOWNSHIP

Ordinance #20-2021

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called cannabis” for adults at least twenty-one years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law *P.L. 2021, c. 16*, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults twenty-one years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, among other things, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes (as defined by the Act) of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 21, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

Ordinance #20-2021 cont'd:

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Township Committee of the Township of Readington has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on Readington Township in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Township's residents and members of the public who visit, travel, or conduct business in the Township, that in addition to prohibiting cannabis businesses under the general police powers afforded to the Township under N.J.S.A. 40:48-1, et seq., the Township ought to also amend its zoning regulations to prohibit all manner of marijuana-related land use and development within the Township, since section 31B of the Act also addresses cannabis regulation from a land use perspective; and

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts.

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey that the following amendments shall be made to Chapter 148 of the Land Use Ordinance:

SECTION 1. Preamble incorporated. The preamble to this ordinance is hereby incorporated as if fully restated herein.

SECTION 2. Section 148-9 entitled "Definitions" in Article II "Definition of Terms" is hereby amended to add the following new definitions:

CANNABIS CULTIVATOR

Any person or entity holding a Class 1 Cannabis Cultivator license issued by the State of New Jersey that grows, cultivates, or produces cannabis in the State of New Jersey, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS DELIVERY

The transportation of cannabis items and related supplies to a consumer. "Cannabis delivery" also includes the use by a licensed cannabis retailer of any third party technology platform to receive, process, and fulfill orders by consumers, which third party shall not be required to be a licensed cannabis establishment, distributor, or delivery service, provided that any physical acts in connection with fulfilling the order and delivery shall be accomplished by a certified cannabis handler performing work for or on behalf of the licensed cannabis retailer, which includes a certified cannabis handler employed or otherwise working on behalf of a cannabis delivery service making off-premises deliveries of consumer purchases fulfilled by that cannabis retailer.

Ordinance #20-2021 cont'd:

CANNABIS DELIVERY SERVICE

Any person or entity holding a Class 6 Cannabis Delivery license issued by the State of New Jersey that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

CANNABIS DISTRIBUTOR

Any person or entity holding a Class 4 Cannabis Distributor license issued by the State of New Jersey that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports 40 cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

CANNABIS ESTABLISHMENT

A cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

CANNABIS MANUFACTURER

Any person or entity holding a Class 2 Cannabis Manufacturer license issued by the State of New Jersey, that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

CANNABIS RETAILER

Any person or entity holding a Class 5 Cannabis license issued by the State of New Jersey that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

CANNABIS WHOLESALER

Any person or entity holding a Class 3 Cannabis Wholesaler license issued by the State of New Jersey that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

SECTION 3. Section 148-6 entitled "Prohibited Uses" in Article I "Use Regulations" of the Land Use Code of the Township is hereby amended to add the following (new text is underlined thus; deleted text is in brackets [thus]):

§ 148-6 Prohibited uses.

All uses not expressly permitted in this chapter are prohibited. Furthermore, the following uses are expressly prohibited in any district within the Township:

L. The operation of any and all classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in this chapter and in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies within the Township by a cannabis delivery service located outside the Township.

Ordinance #20-2021 cont'd:

SECTION 4. Referral to the Planning Board. Following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the Readington Township Planning Board for review pursuant to *N.J.S.A. 40:55D-26*.

SECTION 5. Repealer All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

SECTION 6. Severability. If any section, paragraph, subsection, clause or provision of this ordinance 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 ordinance shall be valid and enforceable.

SECTION 7. Effective Date. This ordinance shall take effect twenty days from the date of its adoption and upon filing with the Hunterdon County Planning Board, as required pursuant to *N.J.S.A. 40:69A-181* and *N.J.S.A. 40:55D-16*.

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	-Nay
Mayor Albanese	- Aye

The Public Hearing was scheduled for July 6, 2021, at 7:45 p.m.

3. ***Request the Right to Have Two (2) Temporary/Portable Cell Towers on Airport Owned Property during Three (3) Day Festival of Ballooning Event***

Ken Staats, VP of Festival of Ballooning, was present to request the right to have two portable temporary cell towers during the balloon as done in previous years . Mrs. Fort reminded Mr. Staats to ensure that the pilot briefings occur regularly.

A **MOTION** was made by Mrs. Fort to approve request for two temporary portable cell towers, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

4. ***Application for Special Events Permit / New Jersey Lottery Festival of Ballooning 5K Run (July 25th)***

A **MOTION** was made by Mrs. Fort to approve the special event permit application, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

5. ***Application for Special Events Permit / Costlow Wedding (July 24, 2021)***

A **MOTION** was made by Mrs. Fort to approve the special event permit application, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

6. ***Resolution Authorizing Alcoholic Beverage License Renewals for 2021-2022***

Deputy Mayor Heller inquired about the owners of two of the licenses. Municipal Clerk Karin Parker clarified that Adventure Duo, Inc. was the Readington Diner and Kalli 2 LLC was the Drunken Crab Restaurant.

The following resolution was offered for consideration:

#R-2021-94

RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE LICENSE RENEWALS

BE IT RESOLVED, by the Township Committee of the Township of Readington that the following Readington Township Alcoholic Beverage License Renewals for 2021-2022 be approved:

PLENARY RETAIL DISTRIBUTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-44-008-006	Bishop & Bishop Bar & Liquors	\$2,500.00	\$200.00
1022-44-015-004	Readington Wine & Spirits LLC	\$2,500.00	\$200.00

PLENARY RETAIL CONSUMPTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-33-001-005	HGC Stanton Ridge, LLC	\$2,500.00	\$200.00
1022-33-005-008	Adventure Duo, Inc.	\$2,500.00	\$200.00
1022-33-006-010	Ryland Manor LLC	\$2,500.00	\$200.00
1022-33-007-006	Bensi of Whitehouse	\$2,500.00	\$200.00
1022-33-003-007	215 White Liquors LLC	\$2,500.00	\$200.00
1022-33-009-008	Kalli 2 LLC	\$2,500.00	\$200.00

CLUB:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-31-012-001	Polish American Citizens Club	\$ 150.00	\$200.00
1022-31-014-001	Three Bridges Volunteer Fire Co 1 Inc.	\$ 150.00	\$200.00
1022-31-010-002	Whitehouse American Legion Post 284	\$ 150.00	\$200.00

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

7. Municipal Alliance Renewal Application - Grant Year 2022 / Resolution

Deputy Mayor Heller inquired how the funds were used. Township Attorney Dragan explained that it is used by the County for educational programs for drug and alcohol prevention.

The following resolution was offered for consideration:

#R-2021-95

**TOWNSHIP OF READINGTON
RESOLUTION**

Fiscal Grant Cycle July 2020 – June 2025

WHEREAS, the Governor’s Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

WHEREAS, the Township of Readington, County of Hunterdon, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

WHEREAS, the Township of Readington, further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township of Readington has applied for funding to the Governor’s Council on Alcoholism and Drug Abuse through the County of Hunterdon;

NOW, THEREFORE, BE IT RESOLVED by the Township of Readington, County of Hunterdon, State of New Jersey hereby recognizes the following:

1. The Readington Township Committee does hereby authorize the submission of a strategic plan for the Central Hunterdon Municipal Alliance grant for fiscal year 2022 in the amount of :

<i>DEDR</i>	<i>15,463.00</i>
<i>Cash Match</i>	<i>3,865.75</i>
<i>In-Kind</i>	<i>11,597.25</i>

2. The Readington Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.
3. The Readington Township Committee further acknowledges that the Hunterdon County Educational Services Commission shall act as Fiscal Agent to all Hunterdon County Municipal Alliance Consortiums to provide a streamlined process for the reimbursement of expenditures.

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

8. * *Resolution Authorizing Morris County Cooperative Purchases (Oil and Stone Treatment)*

This matter was addressed under the Consent Agenda.

9. * *Resolution of Support from the Local Governing Body Authorizing the Sustainable Jersey Municipal Story Technical Assistance Application*

This matter was addressed under the Consent Agenda.

10. * *Resolution to Make Application for County Open Space Funds / Block 25, Lot 29*

This matter was addressed under the Consent Agenda.

11. *Resolution of Support from the Readington Township Committee Recognizing the Readington Township Schools and Specific Individuals for Exemplary Participation in the Trout in the Classroom Program*

Deputy Mayor Heller requested recognition of the Trout in the Class Program and the dedication of two students in the program.

The following resolution was offered for consideration:

#R-2021-96

Resolution of Support from the Readington Township Committee Recognizing the Readington Township Schools and Specific Individuals for Exemplary Participation in the Trout in the Classroom Program

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 be fiscally responsible, assure clean land, air and water, improve working and living environments; and

WHEREAS, Readington Township has openly and publicly supported efforts to improve and to maintain the natural supply of clean water for its citizens, as evidenced by the establishment of the Readington WaterWatch Advisory Committee;

NOW THEREFORE BE IT RESOLVED, the Township Committee of Readington acknowledges the exemplary participation of the Readington Township Schools in the *Trout in the Classroom Program*, an educational program created and sponsored by Trout Unlimited; and

NOW THEREFORE BE IT RESOLVED, the Township Committee of Readington also acknowledges the outstanding leadership of Betsy Freeman, Readington Middle School's Coordinator of Green Initiatives and Sustainability, and the inspirational knowledge and dedication of her students, as exemplified by 7th graders Bronwyn Downey and Olivia Davis who presented an overview of their project to the Readington WaterWatch Advisory Committee;

THEREFORE, BE IT FURTHER RESOLVED, that the Township Committee of the Readington, State of New Jersey, recognizes these named individuals and the Readington Township Schools for their participation in and devotion to an important environmental program that serves as an example and a reminder to the rest of the Readington community that protecting our clean water supply is an essential component of our success as a municipality.

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

12. * **Release of Board of Health Escrow / Block 73, Lot 3.48 (County Road 523)**

This matter was addressed under the Consent Agenda.

13. * **Release of Board of Health Escrow / Block 70, Lot 27.08 (Apple Tree Road)**

This matter was addressed under the Consent Agenda.

14. * **Final Change Order / Old Highway 28 & School Road**

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported that the Township was allocated 1.5 million dollars as part of the American Rescue Plan and noted that there are stipulations as to how the funding can be used. Mr. Sheola proposed that a working group be created for input and recommendations.

ATTORNEY'S REPORT

Attorney Dragan reported that the Township closed on the Meglaughlin property donation.

COMMITTEE REPORTS

BETTY ANN FORT

Mrs. Fort reported that there was an emergency services chiefs meeting to discuss amending ordinances. She also reported that there was a lighting strike to one of the poles at the Bowman Stickney House but thankfully only minor damage occurred.

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that there was an Open Space walk at Round Mountain and the next walk will be in August.

BENJAMIN SMITH

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

JOHN ALBANESE

Mayor Albanese reported that the Recreation summer camp begins next week.

COMMENTS FROM THE PUBLIC

Adam Mueller, Pine Bank Road, inquired about when in person meetings will resume and if they will be live streamed.

Tanya Rohrbach, Old Highway 28, inquired about the street naming process.

Emanuel Bola, Horseshoe Road, commented on offering hybrid meetings via Webex.

Eric Jiang, Somerset Street, spoke to the restriction of cannabis businesses.

Andrew Roth, Country Road 523, commented on public hearings for cannabis businesses and the police department policing powers.

Alan Harwick, Old Highway 28, commented on the lack of access to videos of the virtual meetings and the possibility of using some of the 1.5 million funding to update the audio-visual system in the courtroom for a hybrid option.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, ***A MOTION*** was made by Mr. Huelsebusch at 10:15 p.m. to adjourn the meeting, seconded by Mr. Heller with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*
Municipal Clerk