

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING –July 6, 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 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, 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>
Municipal Court.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Tax Assessor	Personnel	“ “ “
Auction Marketing Services	Contract Negotiations.....	“ “ “
Solid Waste Recycling	Contract Negotiations.....	“ “ “
Shared Services / Twp of Tewksbury...	Contract Negotiations.....	“ “ “
Hunterdon County (Block 74, Lot 4)...	Contract Negotiations.....	“ “ “
Attorney-Client Privilege	Contract Negotiations.....	“ “ “
Affordable Housing (Block 13, Lot 24)		
Attorney-Client Privilege	Contract Negotiations.....	“ “ “
Affordable Housing (Block 4, Lot 18)		
Attorney-Client Privilege	Contract Negotiations.....	“ “ “
Affordable Housing (17 James Street)		

Executive Session Minutes.....	Attorney-Client Privilege.....	“	“	“
• June 21, 2020				
Affordable Housing.....	Potential Litigation.....	“	“	“
Former Employee.....	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 / Municipal Court

The following resolution was offered for consideration:

#R-2021-100

RESOLUTION APPOINTING STACEY MCGLOTHLIN AS COURT CLERK

WHEREAS, there exists a need to fill a vacancy in the Court office; and

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

NOW THEREFORE BE IT RESOLVED, that effective July 12, 2021, Stacey McGlothlin is hereby appointed as the Court Clerk at a rate of \$18.00 per hour, not to exceed 25 hours per week; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Stacey McGlothlin during her 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

Personnel / Tax Assessor

The following resolution was offered for consideration:

#R-2021-101

RESOLUTION APPOINTING AND GRANTING TENURE OF LAURA WHITAKER AS TAX ASSESSOR

WHEREAS, the Township of Readington is need of a Tax Assessor; and

WHEREAS, N.J.S.A. 40A:9-148 states “Every municipal Tax Assessor shall hold office for a term of four (4) years from the first day of July next following the appointment. Vacancies other than due to expiration of terms shall be filled by appointment for the un-expired term.”

NOW THEREFORE BE IT RESOLVED, by the Readington Township Committee of the Township of Readington that Laura Whitaker be reappointed and granted tenure under N.J.S.A. 40A:9-148.

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 / Professional Services / Auction Marketing Services

The following resolution was offered for consideration:

#R-2021-102

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there exists a need in the Township of Readington for Professional Services; and

WHEREAS, the Local Public Contract Law (*N.J.S.A. 40A:11-1 et seq.*) requires that the Resolution hiring a professional for professional services without competitive bids must be publicly advertised.

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

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:

Max Spann, R.E. & Auction Co for Auction Marketing Services

2. Payments are based on the buyer paying a 10% commission to the Auctioneer.
3. Said contract shall expire on December 31, 2021.
4. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
5. This Resolution shall take effect immediately.

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

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

Contract Negotiations / Solid Waste Recycling

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 / Hunterdon County (Block 74, Lot 4)

A **MOTION** was made by Mrs. Fort to approve the contract with Hunterdon County for Block 74 Lot 4, 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 / Attorney-Client Privilege / Affordable Housing (Block 95, Lot 12.306)

A **MOTION** was made by Mrs. Fort to approve the form of contract for purchasing the property at Block 95, Lot 12.306, 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 ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.306 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM MONTEMARANO

Ordinance #21-2021

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

Section 1. The Township of Readington authorizes the acquisition of a one bedroom residential condominium property known as Block 95, Lot 12.306 on the official Township Tax Map and located at 306 Sparrow Court, Three Bridges, N.J. from Montemarano for the purchase price of \$185,000.00, plus costs and expenses not to exceed \$10,000.00. This property is being purchased as part of the Township's marketable to affordable housing program and is subject to the conditions of the contract, 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.

Ordinance #21-2021 cont'd:

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. 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 August 2, 2021 at 7:45 p.m.

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 13, Lot 24)

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 (17 James Street)

Mayor Albanese stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / June 21, 2021

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of June 21, 2021, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Albanese stated that this matter remains in Executive Session.

Potential Litigation / Former Employee

Mayor Albanese stated that this matter remains in Executive Session.

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

Mayor Albanese stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Albanese read the following statement:

All items listed with an asterisk "" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

Municipal Clerk Parker requested to remove *Approval of the Minutes of the June 21, 2021, meeting* from the Consent Agenda.

John Broten, Dogwood Drive, requested to remove *Item # 3* from the Consent Agenda.

1. *** Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Pulaski Road - Section 1**

The following resolution was offered for consideration:

#R-2021-103

**TOWNSHIP OF READINGTON
RESOLUTION**

Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Pulaski Road – Section 1 Improvements project

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Readington formally approves the grant application for the above stated project.

BE IT FURTHER RESOLVED that the Mayor John Albanese and Clerk are hereby authorized to submit an electronic grant application identified as *MA-2022-Pulaski Rd-Section 1-Improvements-00422* to the New Jersey Department of Transportation on behalf of the Township of Readington.

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

2. *** Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Coddington Road – Section 1 Improvements Project**

The following resolution was offered for consideration:

#R-2021-104

**Township of Readington
Resolution**

Approval to submit a grant application and execute a grant contract with the New Jersey Department of Transportation for the Coddington Road – Section 1 Improvements project

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Readington formally approves the grant application for the above stated project.

Resolution #R-2021-104 cont'd:

BE IT FURTHER RESOLVED that the Mayor John Albanese and Clerk are hereby authorized to submit an electronic grant application identified as *MA-2022-Coddington Rd-Section 1 Improvements-00423* to the New Jersey Department of Transportation on behalf of the Township of Readington.

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

3. * **Resolution to Authorize List of Hunting Properties for Hunt Clubs and Individual Permit Programs**

The following resolution was offered for consideration:

#R-2021-105

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township Committee of the Township of Readington will be publicly advertising properties for the 2021-22 Hunting Season Program; and

WHEREAS, the Township Committee reviewed the recommended properties at their meetings of June 7th and June 21st; and

WHEREAS, the following properties have been selected as noted:

Club Leases:

Cole Road	Block 52.01	Lot 14.06
Cole Road	Block 66	Lots 2, 3
Dreahook Road	Block 25	Lot 50
Pinebank Road	Block 55	Lot 13.51
Pleasant Run Road	Block 66	Lot 13
Pleasant Run Road	Block 75	Lot 19.01
Pleasant Run Road	Block 96	Lot 18.03
Summer Road	Block 94	Lot 8
Woodschurch Road	Block 63	Lot 19, 64
Woodschurch Road	Block 63	Lot 24, 27, 66, 68

Individual Hunting Program:

US Route 202 South	Block 76	Lots 3, 3.01
Chambers Brook	Block 39	Lot 14.02
County 523	Block 9	Lot 1
Old Hwy 28	Block 13	Lots 54, 31, 34.01
Ridge Road	Block 39	Lot 10
Dreahook Road	Block 45	Lot 26.06
Rockafellows Mill Rd	Block 74	Lot 4.05
Summer Road	Block 75	Lot 15.01, 16.02
US Highway 22 East	Block 21	Lot 30
Route 523	Block 25	Lots 19, 20
Ryerson Rd.	Block 73	Lot 9.01
Coddington Rd.	Block 38	Lot 38.01
Thor Solberg Rd.	Block 57	Lot 2
629 Rt. 523	Block 46	Lot 5.07
Dreahook Rd.	Block 44	Lots 4.03 & 4.04
Old Hwy. 28	Block 13	Lot 21

Resolution #R-2021-105 cont'd:

NOW THEREFORE BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby authorize the recommended list of hunting properties for the 2021-22 Hunting Season.

- 4. * *Release of Police Escrow / Ready Set Go Adventures*
- 5. * *Release of Soil Witnessing Funds (Block 20, Lot 7)*
- 6. * *Notice of Award of \$2,000 Sustainable Jersey Grant*
- 7. * *Tax Lien Redemption*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 34, Lot 36.063 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$1,076.36, plus a premium paid in the amount of \$1,200.00, known as Tax Sale Certificate #2020-011, to the lienholder, US Bank Cust/Pro Cap 8/Pro Capital Mgt II.

- 8. * **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	\$ 850.00
CURRENT FUND	1-01	\$ 1,021,769.82
SEWER APPROPRIATIONS	1-02	\$ 103,021.38
TRUST FUNDS	X-03	\$ 4,631.32
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 8,336.24
PAYROLL DEDUCTIONS	X-06	\$ 167,254.81
REGIONAL& LOCAL SCHOOL TAX	X-07	\$ 5,251,843.78
2018 CAP IMPROVEMENTS	X-18	\$ 620.00
2019 CAP IMPROVEMENTS	X-19	\$ <u>37,140.00</u>
TOTAL OF ALL FUNDS		\$ 6,595,467.35

A MOTION was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Item #3 and the approval of the minutes from the June 21, 2021, meeting*), seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

John Broten, Dogwood Drive inquired about the professional services contract for auction marketing services.

Gary Shangold, resident of Califon, commented on the cannabis restrictions and regulations and asked for consideration to vote no on the ordinance.

APPROVAL OF MINUTES from the meeting of June 21, 2021

Municipal Clerk Parker stated that vote to approve the individual permit hunting property for Ryerson Road, Block 73, Lot 9.01, is contingent upon approval from the Board of Education and requested to amend the minutes to reflect that specific language.

A MOTION was made by Mrs. Fort to approve the amended minutes of the June 21, 2021 meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

PUBLIC HEARINGS

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

Clerk read by Title:

AN ORDINANCE 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

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:

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

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 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

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

Mr. Smith commented that 70% of people in New Jersey voted in favor of legalized cannabis and opined that the ordinance restricting businesses goes against public will.

Deputy Mayor Heller commented that he is not opposed to the cannabis business aspect but wants to wait for the State to finalize the regulations and rules.

Mayor Albanese provided an overview of the purpose of the ordinance and pointed out that the public question for New Jersey voters was whether or not to legalize a controlled form of cannabis.

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

Hugh Giordano, present on behalf of the United Food Commercial Workers Union, the official cannabis union, commented that they oppose the ordinance because it hurts potential jobs but appreciates the fact that the Township may be open to it in the future.

John Broten, Dogwood Drive, commented that the approval of the ordinance goes against the will of the majority of the people of New Jersey who voted for cannabis legalization.

Township Attorney Dragan clarified the specifics of the ordinance.

Emanuel Bola, Horseshoe Road, inquired if a timeline has been established for forming a subcommittee to further discuss cannabis businesses and the process for the Township to opt in in the future.

Alan Harwick, Old Highway 28, inquired about a “sunset provision” being added to the ordinances for future members of a Township Committee.

Edward Grimes was present to advocate for medical marijuana on behalf of medical patients, inquired about the 2% sales tax and requested wheelchair accessibility for retail businesses.

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

Clerk read by Title:

***AN ORDINANCE 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

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

A MOTION was made by Mr. Heller 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:

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

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

Township Attorney pointed out the difference between the two cannabis ordinances.

Mr. Smith reiterated his comments from the previous public hearing on cannabis businesses.

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

Andrew Roth, County Road 523, requested clarification on the wording used in the ordinances and requested that the public have the opportunity to be a part of future discussions.

Hugh Giordano, present on behalf of the United Food Commercial Workers Union, the official cannabis union, commented that they oppose this ordinance as well.

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

Clerk read by Title:

AN ORDINANCE 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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated June 16, 2021 from Susan Soloway, Director, Hunterdon County Board of Commissioners regarding ***Adoption of a Resolution Strongly Opposing the NJ Forest Management Bills as Written***. No action taken.

NEW BUSINESS

1. ***An Ordinance to Provide for the Acquisition of Property known as Block 95 Lot 12.006 in the Township Of Readington, County of Hunterdon and State of New Jersey from Tammaro***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.006 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM TAMMARO

Ordinance #22-2021

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

Section 1. The Township of Readington authorizes the acquisition of a two bedroom residential condominium property known as Block 95, Lot 12.006 on the official Township Tax Map and located at 6 Owl Court, Three Bridges, N.J. from Tammaro for the purchase price of \$230,000.00, 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. 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 August 2, 2021 at 7:45 p.m.

- 2. An Ordinance Amending and Supplementing the "District Regulations" Contained in Article IV of Chapter 148 "Land Development" with Respect to the ROM-2 Research Office and Manufacturing Park Zone***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE "DISTRICT REGULATIONS" CONTAINED IN ARTICLE IV OF CHAPTER 148 "LAND DEVELOPMENT" WITH RESPECT TO THE ROM-2 RESEARCH OFFICE AND MANUFACTURING PARK ZONE

Ordinance #23 -2021

BE IT ORDAINED by the Mayor and 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.

Ordinance #23-2021 cont'd:

SECTION 1. Section 148-9 Entitled "Definitions" is hereby amended as follows (new text is underlined ~~thus~~; deletions are indicated ~~thus~~):

1) The following new definition shall be added:

EXTRAORDINARILY HAZARDOUS SUBSTANCE FACILITY. A facility that is required to register with the New Jersey Department of Environmental Protection pursuant to the "Toxic Catastrophe Prevention Act," N.J.S. 13:IK-19 et seq., or regulations adopted thereto, as that act or those regulations may be amended or supplemented.

2. The following definition shall be revised:

WAREHOUSE. Storage ~~and distribution~~ of ~~manufactured~~ products, materials, supplies ~~and or~~ equipment, excluding bulk storage of materials that are inflammable, toxic, hazardous or explosive or that present conditions commonly recognized as offensive. [Added 5-7-2012 by Ord. No. 14-2012].

SECTION 2. Section 148-24. Entitled "ROM-2 Research Office and Manufacturing Park Zone " is hereby amended as follows (new text is underlined ~~thus~~; deletions are indicated ~~thus~~):

§ 148-24. ROM-2 Research Office and Manufacturing Park Zone.

A. Purpose - ROM-2 Zone. This district is intended to permit the development of small research, office and manufacturing uses on smaller size lots within a planned park.

B. Permitted principal uses - ROM-2 Zone. [Amended 5-7-2012 by Ord. No. 14-2012]

- (1) Professional, administrative and business offices.
- (2) Light manufacturing.
- (3) Research, testing and analytical laboratories.
- (4) Computer centers.
- (5) Agriculture.
- (6) Child-care centers.
- (7) Public and private open space and parks.
- (8) Product assembly. [Amended 10-1-2012 by Ord. No. 20-2012]
- (9) On a parcel or parcels of land comprising 20 or more contiguous acres that are in common ownership, the following uses shall be permitted:¹ [Added 10-1-2012 by Ord. No. 20-2012; amended 8-6-2018 by L.L. No. 11-2018; 12-3-2018 by Ord. No. 19-2018]
 - (a) Stand-alone solar energy facilities as regulated in § 148-60.2.
 - (b) Stand-alone wind energy facilities as regulated in § 48-60.2.

[1] Editor's Note: Former Subsection B(9), regarding wholesaling, was repealed 12-3-2018 by Ord. No. 19-2018. This ordinance also provided for the redesignation of former Subsection B(10) as Subsection B(9).

C. Accessory uses - ROM-2 Zone.

- (1) Signs as regulated in Article XII.
- (2) Private garages, off-street parking and truck loading spaces.
- (3) Eating facilities not open to the general public.
- (4) Display showrooms for products of permitted on-site research, testing or manufacturing.
- (5) Fences and walls as regulated in Article VI.
- (6) Child-care centers for the sole use of employees of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (7) ²Repair and service of vehicles that are used, solely, in the operation of a permitted principal use. Repair and service are only permitted when conducted within an enclosed building. [Amended 5-7-2012 by Ord. No. 14-2012]

Ordinance #23-2021 cont'd:

(8) Warehousing, subject to the following requirements:

(a) Warehousing shall only be permitted as an accessory and subordinate component of the following permitted principal uses:

- (1) Light manufacturing;
- (2) Research, testing and analytical laboratories; and
- (3) Product assembly.

(b) Warehousing shall only be permitted for the storage of:

- (1) Products that are manufactured, fabricated or assembled on-site as part of the principal use;
- (2) Materials used in the assembly, manufacturing or fabrication of products produced on-site;
- (3) Materials used in the packaging, shipping or marketing of products produced on-site; and
- (4) Materials used in research, testing or analyses; and
- (5) Motorized and non-motorized equipment, such as lifts, pallet jacks, etc., used for the movement of materials within a warehouse; but excluding any street-legal vehicles, such as delivery trucks.

[2] Editor's Note: Former Subsection C(7), regarding warehousing, was repealed 12-3-2018 by Ord. No. 19-2018. This ordinance also provided for the redesignation of former Subsections C(8) and (9) as Subsection C(7) and (8), respectively.

(9) Building-mounted solar energy facilities as regulated in § 148-60.2. [Amended 5-7-2012 by Ord. No. 14-2012; 10-1-2012 by Ord. No. 21-2012; 8-6-2018 by Ord. No. 11-2018; 12-3-2018 by Ord. No. 19-2018]

(10) Ground-mounted solar energy facilities as regulated in § 148-60.2. [Added 12-3-2018 by Ord. No. 19-2018]

(11) Solar parking canopies as regulated in § 148-60.2. [Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]

D. Conditional uses - ROM-2 Zone (subject to regulations set forth in Article V).
[Amended 7-6-2009 by Ord. No. 19-2009]

- (1) Public utilities.
- (2) Assembly uses.³

[3]Editor's Note: Former Subsection D(3), regarding warehousing, added 10-1-2012 by Ord. No. 20-2012, which immediately followed this subsection, was repealed 12-3-2018 by Ord. No. 19-2018.

E. Prohibited uses - ROM-2 Zone. [Amended 5-7-2012 by Ord. No. 14-2012]

- (1) Retail sale of goods and services to the general public
- (2) ~~Any~~ Residential uses.
- (3) Trucking facilities or truck terminals.
- (4) Outdoor storage of any loose bulk material.
- (5) Outdoor storage of material that is not completely and opaquely screened from public streets or rights-of-way or adjacent properties. Outdoor storage includes all vehicles that are not used by employees solely for travel to and from the work site.
- (6) Warehousing, as a principal use. [Added 12-3-2018 by Ord. No. 19-2018]
- (7) Distribution unrelated to other permitted use on the same property. [Added 12-3 2018 by Ord. No. 19-2018]
- (8) Extraordinarily Hazardous Substance Facilities

F. Area and yard requirements - ROM-2 Zone. [Amended 12-3-2018 by Ord. No. 19-2018]

- (1) Minimum lot area: 108,700 square feet.
- (2) Minimum lot circle, per lot: 300 feet.
- (3) Minimum street frontage: 50 feet.
- (4) Minimum setbacks:
 - (a) Front yard: 50 feet.
 - (b) Side yard: 30 feet.
 - (c) Rear yard: 30 feet.

Ordinance #23-2021 cont'd:

- (5) Buffers. Minimum width adjacent to:
 - (a) A residential zone or existing residential use: 50 feet.
 - (b) Public street: 25 feet.
- (6) Height: 35 feet.
- (7) Maximum floor area ratio (F.A.R.):
 - (a) 0.25 when no materials, products or business vehicles are stored outside of a building.
 - (b) 0.17 base F.A.R.
- (8) Maximum impervious coverage (MIC) ratio:
 - (a) .50 when no materials, products or business vehicles are stored outside of a building.
 - (b) .35 base MIC.

G. Minimum off-street parking - ROM-2 Zone. Each individual use shall provide parking spaces according to the following provisions. No parking area shall be permitted in a front yard. No parking area shall be located within 25 feet of any property line. Where wider buffer areas are required, the parking and driveways shall comply with the buffer requirements.

- (1) Professional, administrative and business offices under 50,000 square feet of gross floor area shall provide one space per 200 square feet of gross floor area.
- (2) Professional, administrative and business offices from 50,000 to 99,999 square feet of gross floor area shall provide one space per 250 square feet of gross floor area.
- (3) Professional, administrative and business offices 100,000 square feet or greater in gross floor area shall provide one space per 285 square feet of gross floor area.
- (4) Research, testing and analytical laboratories shall provide one space per 1,000 square feet of gross floor area.⁴

[4] Editor's Note: Former Subsection G(4), regarding wholesaling, as amended, was repealed 12-3-2018 by Ord. No. 19-2018. This ordinance also provided for the redesignation of former Subsections E(5) through (9) as Subsections E(4) through (8), respectively.

- (5) Computer centers shall provide one space per 200 square feet.
- (6) Light manufacturing and the processing, bottling, packaging and distribution of milk and milk products shall provide one space per 800 square feet of gross floor area.
- (7) Child-care centers shall provide one space per three children.
- (8) Product assembly shall provide one space per 800 square feet of gross floor area.⁵ [Added 5-7-2012 by Ord. No. 14-2012]

[5]Editor's Note: Former Subsection E(10), regarding warehousing, added 10-1-2012 by Ord. No. 20-2012, which immediately followed this subsection, was repealed 12-3-2018 by Ord. No. 19-2018.

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. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

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 is subject to review and recommendation of the Readington Township Planning Board in accordance with N.J.S.A. 40:55D-26 and N.J.S.A.40:55D-64 for consistency with the Master Plan. Pursuant to N.J.S.A. 40:55D-15, the Clerk shall provide the required notice and a copy of the proposed ordinance to the Hunterdon County Planning Board and to the Clerks of all adjoining municipalities and any other required recipients at least 10 days prior to the date of the public hearing.

Ordinance #23-2021 cont'd:

SECTION 8. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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 August 2, 2021 at 7:45 p.m.

- An Ordinance to Provide for the Acceptance of Certain Easements for Public Roadway Purposes Dedicated on Portions of Block 54, Lots 3 & 6 in the Township of Readington, County of Hunterdon and State of New Jersey from Solberg Aviation Company***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN EASEMENTS FOR PUBLIC ROADWAY PURPOSES DEDICATED ON PORTIONS OF BLOCK 56, LOTS 3 & 6 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM SOLBERG AVIATION COMPANY

Ordinance #24-2021

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

Section 1. The Township of Readington does hereby accept the dedication of certain easements for public roadway purposes over portions of Block 56, Lots 3 and 6 in the Township of Readington being granted by the property owner Solberg Aviation Company, as more particularly set forth in the metes and bounds descriptions set forth within the easement document on file in the office of the Readington Township Clerk at the municipal building, 509 Route 523, Whitehouse Station, New Jersey. The easement document may be inspected during regular business hours by calling the Municipal Clerk for an appointment at (908) 534- 4051. Acceptance of this dedication will provide for a 25' wide rights-of-way from the centerlines of the following roadways and on the portions of the property listed below:

- .480+/- acres of Block 56, Lot 3 along Pulaski Road;
- 3.291+/- acres of Block 56, Lots 3 and 6 along Thor Solberg Road
- 2.280 +/- acres of Block 56, Lot 3 along Lightfield Road

Section 2. The above-described easements are being acquired pursuant to N.J.S.A. 40A:12-3, 4 and 5, et seq. and in connection with a development application memorialized by Readington Township Planning Board Resolution #2021-01 on May 24, 2021. 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 3. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law and shall be recorded along with the Easement in the Hunterdon County Clerk's Office.

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

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

The Public Hearing was scheduled for August 2, 2021 at 7:45 p.m.

4. ***An Ordinance Authorizing the Conveyance of an Agricultural Development Rights Easement of Property Known as Block 74, Lot 4 to the County of Hunterdon for Farmland Preservation***

The following ordinance was offered for introduction:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN AGRICULTURAL DEVELOPMENT RIGHTS EASEMENT ON PROPERTY KNOWN AS BLOCK 74, LOT 4 TO THE COUNTY OF HUNTERDON FOR FARMLAND PRESERVATION

Ordinance #25-2021

WHEREAS, the Township of Readington (“Township”), owns property known as Block 74, Lot 4 in the Township of Readington, consisting of approximately 55.6 +/- acres and located at 124 Rockafellows Mill Road, (hereinafter “Property”) which Property was acquired with the intention of preserving it for farmland purposes and enrolling it in the appropriate Hunterdon County Agriculture Development program; and

WHEREAS, the Property qualified for enrollment in the Hunterdon County Agriculture Development County Planning Incentive Grant Program and the Township has received a contract from the County of Hunterdon to purchase an agricultural development rights easement on same, together with a Restrictive Covenant pertaining to mowing/maintenance rights for the purchase price of \$11,500 per acre for approximately 50.7 +/- acres of the Property (after reduction for a 4+/- acre non-severable exception area), for an estimated total of \$583,050.00, subject to reductions for the required State and Municipal contributions and any further survey/right-of-way adjustments; and

WHEREAS, the sale of the Easement and restrictive covenant will result in funding to the Township which can be used, in turn, to acquire other easements and property for farmland preservation purposes; and

WHEREAS, the conveyance of the Easement and restrictive covenant to the County of Hunterdon under the Agriculture Development and Retention Act and County of Hunterdon Agriculture Development County Planning Incentive Grant Program will result in the preservation of the properties for agricultural purposes by the Township under its farmland preservation program; and

WHEREAS, the Township is permitted to sell the Easement under N.J.S.A. 40A: 12-13, et seq; N.J.S.A., 4:1C-11 et seq., 4:1C-34, 4:1C-43.1 and any other applicable law.

NOW, THEREFORE 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 conveyance of a Development Rights Easement and the Restrictive Covenant pertaining to mowing rights on Block 74, Lot 4 in the Township of Readington, County of Hunterdon and State of New Jersey, consisting of approximately 50.7+/- acres for the price of \$11,500.00 per acre (an approximate total price of \$583,050.00), subject to adjustments for the State and Municipal cost shares, survey adjustments or any other adjustments required by the Agriculture Development and Retention Act and regulations pertinent thereto, in accordance with the contract on file with the Township Clerk. The conveyance to the County shall be subject to a four (4)+/- acre non-severable exception area encompassing the existing house and structures on the Property.

Ordinance #25-2021 cont'd:

Section 2. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator, Township Clerk and Township Attorney, all as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the sale of the Agricultural Development Rights Easement to the County, including but not limited to the Deed of Easement, a Restrictive Covenant regarding mowing, as may be necessary, and any and all other documents required by the County or State Agriculture Development Committee.

Section 3. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 4. Effective Date.

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

A **MOTION** was made by Mr. Huelsebusch 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 August 2, 2021 at 7:45 p.m.

5. Fire Protection Systems for Residential Development Ordinance

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO FIRE PROTECTION SYSTEMS FOR RESIDENTIAL DEVELOPMENT

Ordinance #26-2021

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 148-78. Fire protection systems for residential development

- A. While recognizing that it may not be possible to assure complete fire protection in every given case, in order to provide the fire companies of Readington Township with minimum fire-fighting capability, all major subdivision and all major site plans for residential developments shall provide for a source of water for fire-fighting purposes in systems approved by the Township Fire Official and in accordance with the following criteria:

(1) Extension of public water for fire-fighting water supply.

(a) Residential subdivisions and major site plans meeting the applicability standards outlined above shall bring public water, if available, to the site if the site is within 2,000 feet of a public water source as measured along the street right-of-way or publicly owned easement.

(b) Fire hydrants shall be installed along the route to a residential subdivision or major site plan in accordance with Subsection A(2) below.

Ordinance #26-2021 cont'd:

(c) Residential subdivisions and major site plans located in areas where public water is neither available or required to be provided shall provide a fire-fighting water supply source in accordance with Subsection A(3) below.

~~(1)~~ (2) In areas served by public water. Where an existing public water supply is available and has been approved by the Township Fire Official for minimum fire-fighting purposes, fire hydrants shall be installed at appropriate locations in accordance with the following standards:

- (a) Hydrants shall be installed in accordance with standards as set forth in ANSI/AWWA Dry Barrel Fire Hydrants, latest edition; painted as directed by the Township Fire Official and tested in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, latest edition, to ensure compliance with fire flow requirements. Acceptance test data shall be provided to the Township Fire Official for review and approval. In areas where public water supply is available, but such water supply does not have the capacity to satisfy the foregoing minimum standards, such public water supply system shall be supplemented with additional measures to satisfy the minimum fire protection requirements of the Township. Such additional measures may involve any one or a combination of the following: installation of booster pumps with appurtenances, installation of water storage tanks or cisterns with appurtenances, creation of drafting points with appurtenances or such other means of increasing fire-fighting capability as may be recommended or approved by the Township Fire Official.
- (b) Fire hydrants shall be supplied by not less than an eight-inch water main.
- (c) Fire hydrants shall be installed at appropriate locations as recommended by the Township Fire Official and at distances between the hydrants not exceeding 800 feet.
- (d) Fire hydrants located in parking areas shall be protected by barriers that will prevent physical damage from vehicles.
- (e) Fire hydrants shall be located within three feet of the curb line of fire lanes, streets or private streets, when installed along such access ways in new developments.
- (f) The entire existing central water supply system and each new hydrant shall have the capacity to provide a minimum flow rate of 1,000 GPM at 20 pounds per square inch (psi) residual pressure for a minimum duration of two hours.

~~(2)~~ (3) For areas where public water is not available:

- (a) Where public water is not available nor will be provided, underground storage tanks shall be installed to provide a source of water for firefighting in accordance with the following minimum criteria:

[1] For major subdivisions in residential zoning districts, underground water storage tanks shall be located and installed so that no dwelling is farther than ~~1,000~~ 600 linear feet from any such tank as measured along the street, either public or private and the access driveway to the dwelling. In no event shall the distance between tanks be greater than ~~2,000~~ 1,200 linear feet. At least one tank shall be installed for each ~~2,000~~ 1,200 linear feet of street length or fraction thereof. The minimum capacity of every underground storage tank within residential zoning districts shall be ~~15,000~~ 30,000 gallons minimum, ~~10,000~~ 25,000 usable gallons.

Ordinance #26-2021 cont'd:

[2] The underground storage tank shall provide a six-inch standpipe located behind the curb no less than 8 feet and no greater than ~~three~~ 10/ feet from the curb face. It shall provide a six-inch N.S.T. female swivel and plug, fire service rated, for drafting; in addition to the drafting connection, it shall provide a four-inch line located at the tank location with a two-and-one-half-inch female swivel and plug, fire rated, to facilitate circulation and filling. The tank shall include a twenty-two-inch or greater manhole with locking cover at ground level. Venting of the tank shall be provided with a six-inch-minimum diameter pipe ~~located at the tank location~~ ~~(following added at Board discussion)~~, sufficient to permit a flow of 1,000 gallons per minute (gpm).

[3] The underground storage tank shall contain a mechanism which indicates the level of water that is in the tank.

[4] Unless another location is available or suitable, underground water storage tanks and their appurtenances required to be installed pursuant to this chapter shall be installed on private property behind utility easements along the edge of the lot, as close to the road as possible without interfering with any such easements. The developer or owner of the property shall be required to dedicate an easement for the benefit of the Township for the maintenance of all fire protection systems and appurtenances to be located on private property, as part of subdivision and/or site plan approval and prior to the filing of any maps or subdivision deeds with the County Clerk.

[5] "No Stopping or Standing" zones shall be delineated at each tank location for a distance of 25 feet in each direction from the water outlet device of such tank on both sides of the street. Such delineation shall be appropriately identified by signs meeting the Manual on Uniform Traffic Control Devices, latest edition, design standards set forth by the New Jersey Department of Transportation. If the tank is to be located on private property, then prior to the filing of the final map the owner or developer of said property shall, in writing, request the Township to adopt an ordinance permitting the Township to enforce these requirements under Title 39 of the New Jersey Statutes. Such easement shall provide that the fire protection system and appurtenances thereto shall not be blocked by vegetation, structures or any other barriers in such a manner as to make the system and its appurtenances difficult to access, in the judgment of the Township Fire Department.

(b) The locations of all fire protection systems and appurtenances shall be approved by the Township Fire Official.

(c) If approved by the Planning Board and the Township Fire Official, ponds or other means of water supply may serve as equivalent alternate fire protection system. The following standards shall apply:

[1] For ponds and like water sources, the minimum capacity to supply an adequate source of water for fire protection is 16,000 gallons, in a volume excluding the bottom two feet of water in the pond. The minimum capacity must be available throughout the year, even during drought conditions. Suitable access for a pumper truck must be provided to the pond at all times in accordance with NFPA 123 1.

[2] Any such alternate system shall be installed in accordance with manufacturer's specifications for installation and shall be provided with all necessary appurtenances and equipment which shall be readily accessible to fire-fighting equipment.

(d) All underground water storage tanks or other fire protection systems required by this chapter shall be constructed and installed in accordance with design standards and specifications on file with the Township Fire Official and/or the Township Engineering Department.

Ordinance #26-2021 cont'd:

- B. Time for installation. In all cases where a fire protection system is required, no construction permit shall be issued for a dwelling or principal structure upon any lot within the subdivision until, to the extent necessary to afford fire protection to such dwelling or principal structure, such system, including fire hydrants, is installed and its operability has been tested and approved by the Township Fire Official.
- C. Fire protection during construction. Access to all structures under construction shall be provided for Fire Department vehicles at all times. In areas where ground surfaces are soft or likely to become soft, hard all-weather surface access roads shall be provided.
- D. Maintenance. The tank system and associated appurtenances shall be maintained by the Township of Readington Department of Public Works. All landscape maintenance and debris shall be the responsibility of the ~~property owner~~ Township of Readington Department of Public Works. The liquid level and testing after dedication of said tank system shall be the responsibility of the Fire Department having jurisdiction. Snow removal shall be the responsibility of the Department of Public Works. Annual inspections shall be done by the Bureau of Fire Prevention.

SECTION 2. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

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

SECTION 4. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 5. 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 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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 August 2, 2021 at 7:45 p.m.

- 6. ***Release of Performance Bonds / Ridge Road Realty, Inc. (Block 38, Lots 54.11, 54.12 & 54.02) / Acceptance of Check for Installation of Surface Course***

- ~ ***Bond Release - Subdivision Performance Bond***
- ~ ***Bond Release - Ridge Road Offsite Improvement***
- ~ ***Bond Release - Sophie Street Restoration***

This matter will be tabled to the next meeting.

7. ***Request for Waiver of Special Events Permit Fee / Three Bridges Volunteer Fire Company 5K Run (August 14, 2021)***

A ***MOTION*** was made by Mrs. Fort to waive the special events permit fee for *this year only*, 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. ***Application for Special Events Permit / Three Bridges Volunteer Fire Company / 5K Run (August 14, 2021)***

A ***MOTION*** was made by Mr. Heller to approve the special events permit for Three Bridges Volunteer Fire Company 5 K Run, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

9. ***Application for Special Events Permit / Schaefer Farms/ "Sweet Corn Festival" (September 4, 2021) and "Hot Sauce Festival" (September 18, 2021, and September 19, 2021)***

A ***MOTION*** was made by Mr. Smith to approve the special events permit for Schaefer Farms, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

10. ***Request for Funding Proposal: \$2,000 for Stream Monitoring at Four Readington sites (\$500 per site)***

Deputy Mayor Heller gave a brief overview of the funding proposal.

A ***MOTION*** was made by Mrs. Fort to approve the request for funding for stream monitoring in the amount of \$2000, 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

11. ***Approval of Notice of Intent***

A ***MOTION*** was made by Mr. Heller to approve the Notice of Intent to advertise the purchase of two ambulances, 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

12. **** Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Pulaski Road - Section 1***

This matter was addressed under the Consent Agenda.

13. * **Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the New Jersey Department of Transportation for the Coddington Road – Section I Improvements Project**

This matter was addressed under the Consent Agenda.

14. **Resolution to Increase Bid Threshold**

John Broten, Dogwood Drive inquired about the amount and reason for the bid threshold increase.

The following resolution was offered for consideration:

#R-2021-106

TOWNSHIP OF READINGTON

RESOLUTION FOR INCREASING BID THRESHOLD

WHEREAS, the Local Public Contracts Law gave local contracting units that have appointed a Qualified Purchasing Agent pursuant to N.J.S.A. 40A:11-9(b) the ability to take advantage of higher bid thresholds pursuant to N.J.S.A. 40A:11-3(a), and

WHEREAS, N.J.S.A. 40A:11-3(c), allows the State Treasurer to adjust the bid thresholds for awarding contracts by various contracting units every fifth year; and

WHEREAS, the State Treasurer has exercised their authority to adjust the bid threshold from \$40,000 to \$44,000 effective July 1, 2020; and

WHEREAS, the Township of Readington desires to take advantage of this increase.

NOW, THEREFORE, BE IT RESOLVED that the governing body of the Township of Readington, in the County of Hunterdon, in the State of New Jersey, does hereby increase its bid threshold to the 2010 adjusted bid threshold governed by the Local Public contracts Law (NJSA 40A:11-2) and NJSA 40A:11-3 (c).

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

15. * **Resolution to Authorize List of Hunting Properties for Hunt Clubs and Individual Permit Programs**

This matter was addressed under the Consent Agenda.

16. * **Release of Police Escrow / Ready Set Go Adventures**

This matter was addressed under the Consent Agenda.

17. * **Release of Soil Witnessing Funds (Block 20, Lot 7)**

This matter was addressed under the Consent Agenda.

18. * *Notice of Award of \$2,000 Sustainable Jersey Grant*

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola stated that he had nothing further to report

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that the Township received approval from the Department of Transportation (DOT) for the work on Kline Boulevard.

COMMITTEE REPORTS

BETTY ANN FORT

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

JONATHAN HELLER

Deputy Mayor Heller stated that he had nothing further to report.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the update on the Farmland Plan will be completed soon.

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

Andrew Roth, County Route 523, requested an in person public hearing regarding cannabis discussions.

Karen Mittleman, Glenmont Road, commented that barricades at the closure of Springtown Road make it difficult for bicyclists to cross through.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Smith at 9:25 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