

**READINGTON TOWNSHIP COMMITTEE
MEETING –September 7, 2021**

Mayor Albanese *calls the meeting to order at 6:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

- PRESENT:** Mayor J. Albanese, Deputy Mayor J. Heller, Mrs. BA Fort, Mr. J. Huelsebusch and Mr. B. Smith
- ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan, Engineer R. O’Brien
- ABSENT:** None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-6 *et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

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

- 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>
Department of Public Works	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Police Department.....	Personnel.....	“ “ “
Award of 202-22 Hunting Bids.....	Contract Negotiations	“ “ “
Professional Services /	Contract Negotiations	“ “ “
Amendment to Animal Control Services Contract		
Professional Services /	Contract Negotiations	“ “ “
Computer Maintenance (JEC Computers, LLC)		
Development Agreement /	Contract Negotiations	“ “ “
Ryland Developers, LLC		
Block 73, Lot 15	Contract Negotiations	“ “ “
Solid Waste Recycling.....	Contract Negotiations	“ “ “
PBA Local No. 317.....	Contract Negotiations	“ “ “

Stormwater Facility Maintenance & Contract Negotiations	“	“	“
Easement Agreement / Whitehouse Urban Renewal Associates, LLC			
Memorandum of Understanding / Contract Negotiations	“	“	“
Raritan Valley Community College			
Attorney-Client Privilege / Contract Negotiations.....	“	“	“
Affordable Housing (Block 95, Lot 12.137)			
Attorney-Client Privilege / Contract Negotiations.....	“	“	“
(Ridge at Readington)			
Executive Session Minutes..... Attorney-Client Privilege.....	“	“	“
• August 2, 2021			
Attorney-Client PrivilegeAttorney-Client Privilege.....	“	“	“
Former Employee..... 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 / Department of Public Works

A **MOTION** was made by Mrs. Fort to authorize Administrator Sheola to advertise for the Department of Public Works positions of Road Laborer and Building and Grounds Laborer, 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 / Police Department

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Award of 2021-22 Hunting Bids / Cole Road (Block 52.01, Lot 14.06)

The following resolution was offered for consideration:

#R-2021-122

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 52.01, Lot 14.06 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bidder offered, \$6,021.00, was from Triple A Rod and Gun Club (hereinafter “Triple A”); and

WHEREAS, upon review, the Township Attorney found that the bid from Triple A, the only bidder in the amount of \$6,021.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the only bidder, Triple A, in the amount of \$6,021.00 for hunting game on Block 52.01, Lot 14.06 during the 2021-2022 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 66, Lots 2 & 3)

The following resolution was offered for consideration:

#R-2021-123

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (“Committee”) publicly advertised for hunting bids during the 2021-2022 season on Block 66, Lots 2 and 3 (Cole Road) in the Township, which property is a Green Acres-assisted, publicly-accessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 21, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was two (2); and

Resolution #R-2021-123 cont'd:

WHEREAS, upon review of the bids, the Municipal Clerk determined that the highest bid offered, \$2,320.00, was from 7 Point Pines Hunting Club (hereinafter “7 Point Pines”) and that the second highest bid, \$2,300.00, was from Pinebank Road Hunting Association; and

WHEREAS, the bids were reviewed by the Township Attorney who found them to be complete; and

WHEREAS, the bids were referred to the Township’s Wildlife Advisory Committee for a recommendation and, upon review, it was determined that 7 Point Pines bid on a total of four (4) properties for the season, that it was the high bidder on three (3) and the only bidder on one of them. However, per 7 Point Pines’ bid submission, it only had six (6) members, while the second lowest bidder Pinebank Road Hunting Association had twenty-five (25) members and, in the opinion of the Wildlife Advisory Committee, an award to the second highest bidder in this case, given all factors considered, was more likely accomplish the Township’s goal of harvesting more deer in order to better control the population in the Township and thus, would be in the best interests of the Township ; and

WHEREAS, according to the bid instructions, the Township reserved the right, insofar as consistent with the law, to reject any and all bids, to waive informalities, and to award the agreement in the best interests of the Township; accordingly, the Township Committee agrees with the recommendation of its Wildlife Advisory Committee with respect to awarding the bid for Cole Road, Block 66, Lots 2 and 3.

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

1. The Township Committee hereby accepts the recommendation of its Wildlife Advisory Committee and rejects the bid received from the high bidder 7 Point Pines for hunting deer on Block 66, Lots 2 and 3 and awards it, instead, to the second highest bidder Pinebank Road Hunting Association in the amount of \$2,300 for the 2021-2022 hunting season for all the reasons set forth above, effective immediately.
3. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 25, Lot 50)

The following resolution was offered for consideration:

#R-2021-124

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 25, Lot 50 (Dreahook Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$5,625.00, was from Pioneer Rod and Gun Club (hereinafter “Pioneer ”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pioneer, the highest bidder in the amount of \$5,625.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Pioneer, in the amount of \$5,625.00 for hunting game on Block 25, Lot 50 during the 2021-2022 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 55, Lot 13.51)

The following resolution was offered for consideration:

#R-2021-125

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 55 Lot 13.51 (Pinebank Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was two (2); and

WHEREAS, upon review of the bids, the Municipal Clerk determined that the highest bid offered, \$3,700.00 was from Pioneer Rod and Gun Club (hereinafter “Pioneer”); and

Resolution #R-2021-125 cont'd:

WHEREAS, upon review, the Township Attorney found that the bid from Pioneer, the highest bidder in the amount of \$3,700.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Pioneer, in the amount of \$3,700.00 for hunting game on Block 55, Lots 13.51 during the 2021-2022 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 66, Lot 13)

The following resolution was offered for consideration:

#R-2021-126

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 20201-2022 season on Block 66 Lot 13 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

WHEREAS, upon review of the bids, the Municipal Clerk determined that the highest bid offered, \$2,520.00, was from 7 Point Pines Rod & Gun Club (hereinafter “7 Point Pines”); and

WHEREAS, upon review, the Township Attorney found that the bid from 7 Point Pines, the highest bidder in the amount of \$2,520.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, 7 Point Pines, in the amount of \$2,520.00 for hunting game on Block 66, Lot 13 during the 2021-2022 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 75, Lot 19.01)

The following resolution was offered for consideration:

#R-2021-127

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 75 Lot 19.01 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,526.00, was from Cunningham Rod & Gun Club (hereinafter “Cunningham”); and

WHEREAS, upon review, the Township Attorney found that the bid from Cunningham, the only bidder in the amount of \$1,526.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Cunningham in the amount of \$1,526.00 for hunting game on Block 75, Lot 19.01 during the 2021-2022 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 96, Lot 18.03)

The following resolution was offered for consideration:

#R-2021-128

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 96 Lot 18.03 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$780.00, was from Pines Rod & Gun Club (hereinafter “Pines”); and

WHEREAS, upon review, the Township Attorney found that the bid from Cunningham, the only bidder in the amount of \$780.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Pines in the amount of \$780.00 for hunting game on Block 75, Lot 19.01 during the 2021-2022 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 94, Lot 8)

The following resolution was offered for consideration:

#R-2021-129

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 94 Lot 8 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

Resolution #R-2021-129 cont'd:

WHEREAS, upon review of the bids, the Municipal Clerk determined that the highest bid offered, \$1,280.00, was from Pines Rod & Gun Club (hereinafter “Pines”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pines, the highest bidder in the amount of \$1,280.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Pines, in the amount of \$1,280.00 for hunting game on Block 94, Lot 8 during the 2021-2022 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 63, Lot 19 & 64)

The following resolution was offered for consideration:

**#R-2021-130
TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 63 Lot 19 and 64 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$1,500.00, was from Kodiak Rod & Gun Club (hereinafter “Kodiak”); and

WHEREAS, upon review, the Township Attorney found that the bid from Kodiak, the only bidder in the amount of \$1,500.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Kodiak, in the amount of \$1,500.00 for hunting game on Block 63, Lot 19 & 64 during the 2021-2022 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Award of 2021-22 Hunting Bids / Cole Road (Block 63, Lots 24, 27, 66 & 68)

The following resolution was offered for consideration:

#R-2021-131

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2021-2022 season on Block 63 Lots 24, 27, 66 & 68 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 28, 2021, the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$1,520.00, was from 7 Point Pines Rod & Gun Club (hereinafter “7 Point Pines”); and

WHEREAS, upon review, the Township Attorney found that the bid from 7 Point Pines, the only bidder in the amount of \$1,520.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Kodiak, in the amount of \$1,520.00 for hunting game on Block 63, Lots 24, 27, 27, 66 & 68 during the 2021-2022 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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 / Professional Services / Amendment to Animal Control Services Contract

A **MOTION** was made by Mrs. Fort to amend the Animal Control Services Contract to include the “*Fix the Cats*” initiative, 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 / Professional Services Computer Maintenance (JEC Computers, LLC)

The following resolution was offered for consideration:

#R-2021-132

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR PROFESSIONAL COMPUTER AND PRINTER MAINTENANCE SERVICES

WHEREAS, the Township of Readington has a need to acquire Professional Computer and Printer Maintenance Services; and

WHEREAS, Readington Township entered into a contract with River Net Computer (Resolution #R-2021-26, adopted on January 19, 2021) and River Net Computers has since absolved the partnership; and

WHEREAS, JEC Computers, LLC has submitted a proposal indicating they will provide Professional Computer and Printer Maintenance Services at a rate of \$220 per month (\$2640 annually) and after two (2) *no charge* on-site visits, \$49.99/ visit thereafter for a total amount not to exceed the amount appropriated for this service in the approved/adopted budget.

WHEREAS, the Chief Financial Officer’s Certification of the availability of funds is on file - *N.J.A.C. 5:30-5.4*).

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes entering into a contract with JEC Computers LLC as described herein; and

BE IT FURTHER RESOLVED, that said contract shall expire on December 31, 2021; and

BE IT FURTHER RESOLVED, that copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection; and

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

A **MOTION** was made by Mrs. Fort to adopt this resolution, seconded by Mr. 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 / Development Agreement / Ryland Developers, LLC

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Block 73, Lot 15

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Solid Waste Recycling

The following resolution was offered for consideration:

#R-2021-133

***RESOLUTION AUTHORIZING
EXTENSION OF CONTRACT WITH REPUBLIC SERVICES***

WHEREAS, the Township of Readington is aware of the current situation regarding the limited markets for recyclable materials; and

WHEREAS, the existing contract with Republic Services provides for two, one year extensions for solid waste and recycling collection and disposal at the 2021 pricing; and

WHEREAS, the Environmental Commission has recommended the extension to allow for a more detailed study and analysis of various options for recycling collection and disposal; and

WHEREAS, the Township Administrator recommends the extension for the same reasons; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey hereby extends the contract for solid waste and recycling collection and disposal to Republic Services Inc., 11 Harmich Road, South Plainfield, NJ 07080 for 2022 only, at a price of \$616,028; 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 with copies being forwarded to the following:

1. Chief Financial Officer
2. Director of Public Works
3. Assistant to the Administrator
4. Environmental Commission Chair
5. Township Administrator

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 / PBA Local No. 317

Mayor Albanese stated that this matter remains in Executive Session.

Contract Negotiations / Stormwater Facility Maintenance and Easement Agreement / Whitehouse Urban Renewal Associates, LLC

A **MOTION** was made by Mrs. Fort to approve the Stormwater Facility Maintenance and Easement Agreement with Whitehouse Urban Renewal Associates, LLC, 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 / Memorandum of Understanding / Raritan Valley Community College

A **MOTION** was made by Mrs. Fort to approve the Memorandum of Understanding with Raritan Valley Community College, 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 / Attorney-Client Privilege / Affordable Housing (Block 95, Lot 12.137)

A **MOTION** was made by Mrs. Fort to approve the form of contract for Affordable Housing unit, Block 95 Lot 12.137, 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 / Attorney-Client Privilege / Affordable Housing (Ridge at Readington)

Mayor Albanese stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / August 2, 2021

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of August 2, 2021, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Albanese stated that this matter remains in Executive Session.

Potential Litigation / Former Employee

A **MOTION** was made by Mrs. Fort to approve the agreement contingent upon the former employee's signature, 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

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 matter was added to the Executive Session agenda:

Contract Negotiations / Raritan Lebanon Sewer Authority

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.*

1. ***APPROVAL OF MINUTES** of meeting of August 2, 2021
2. * **Resolution Authorizing the Certification of Availability Upon Adoption of the 2021 Budget**

The following resolution was offered for consideration:

#R-2021-134

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds are available for the following professional contracts for the year 2021: (All are provided for in the 2021 municipal budget unless otherwise noted)

This Resolution replaces the following Resolutions adopted during the Temporary Budget term:

- #2021-15 Lerch, Vinci & Higgins, Municipal Auditors
- #2021-16 McManimon and Scotland, Bond Counsel
- #2021-17 Martin Allen, Tax Attorney
- #2021-18 Fischer and Phillips, Labor Attorney
- #2021-19 Scott Mitzner, Public Defender
- #2021-20 Anthony Rotunno, Esq., Alt. Public Defender
- #2021-21 Jennifer Toth, Esq., Alt. Public Defender
- #2021-22 Clarke♦Caton♦Hintz, Professional Planners
- #2021-23 Advanced Engineering Inspections (AEIS) Services
- #2021-24 Finelli Engineering
- #2021-25 Jeffrey Surenian Associates, Special Counsel
- #2021-26 River Net Computers LLC
- #2021-27 Stephen Davis, Esq., Municipal Prosecutor
- #2021-28 Van Cleef Engineering and Associates
- #2021-29 Animal Control Solutions
- #2021-30 Gebhardt & Kiefer, Special Counsel
- #2021-31 Sharon Dragan, Esq., Township Attorney

Resolution #R-2021-143 cont'd:

Certified by: *Michael C. Balogh, CMFO/CTC*

3. * ***Discharge of Affordable Housing Agreement / Discharge of Mortgage / Block 21.06, Lot 301.07 (Petrocelli)***
4. * ***Release of Board of Health Escrow / Block 20, Lot 14 (Kocur)***
5. * ***Resolution of the Township of Readington Authorizing the Acceptance of the State of New Jersey Department of Law and Public Safety, Office of Attorney General SFY21 Body-Worn Camera Grant Program State Fiscal Year 2021***

The following resolution was offered for consideration:

#R-2021-135

**RESOLUTION OF THE TOWNSHIP OF READINGTON
AUTHORIZING THE ACCEPTANCE OF THE STATE OF NEW JERSEY DEPARTMENT
OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL
SFY21 BODY-WORN CAMERA GRANT PROGRAM
STATE FISCAL YEAR 2021**

WHEREAS, the Township of Readington desires to accept funding in the amount of \$50,950.00 with no match under the SFY21 Body-Worn Camera Grant Program, State Account No. BFY21-100-066-1020-495, Award Number 21-BWC-367.
Period: January 1, 2021-December 31, 2025; and

WHEREAS, the Township of Readington has reviewed the accompanying application and has approved said requests; and

WHEREAS, this project is a joint effort between the Department of Law and Public Safety Office of the Attorney General and the Readington Township Police Department for the Purpose described in the application.

NOW THEREFORE, BE IT RESOLVED, on this 7th day of September 2021, by the Township Council of the Township of Readington, County of Hunterdon, and State of New Jersey, that:

1. As a matter of public policy, Readington Township Police Department wishes to Participate to the fullest extent possible with the Department of Law and Public Safety, Office of the Attorney General;
2. The Attorney General will receive funds on behalf of the applicant;
3. The Office of the Attorney General will be responsible for the receipt and review of the Application for said funds;
4. The Office of the Attorney General will initiate allocations to each applicant as authorized.
6. * ***Release of Hunting Security Deposit / Block 75, Lot 19.01 (Cunningham Rod and Gun Club)***
7. * ***New Jersey State Firemen's Association Application for Membership (Alexandra Rathborne)***

8. * ***Resolution Authorizing an Electronic Tax Sale***

The following resolution was offered for consideration:

#R-2021-136

RESOLUTION AUTHORIZING AN ELECTRONIC TAX SALE

WHEREAS, N.J.S.A. 54:5-19.1 et seq. permits municipalities to conduct electronic tax sales pursuant to rules and regulations to be promulgated by the Director of the Division of Government Services; and,

WHEREAS, the Director of the Division of Local Government Services has approved NJ Tax Lien Investors/RealAuction.com to conduct electronic tax sales; and,

WHEREAS, an electronic tax sale is innovative and provides a greater pool of potential lien buyers, thus creating the environment for a more complete tax sale process; and,

WHEREAS, the rule thus promulgated requires a municipality to authorize said electronic tax sale by resolution of the governing body; and,

WHEREAS, the municipality of the Township of Readington wishes to participate in an electronic tax sale.

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon and the State of New Jersey that the Tax Collector is hereby authorized and directed to conduct an electronic tax sale.

BE IT FINALLY RESOLVED that the Municipal Clerk provide a certified copy of this resolution to the Tax Collector.

9. * ***Resolution to Establish Tax Sale Mailing Fees***

The following resolution was offered for consideration:

#R-2021-137

RESOLUTION TO ESTABLISH TAX SALE MAILING FEES

WHEREAS, N.J.S.A. 54:5-26 et seq., States the following requirements for notice of tax sale and publications. Copies of the notice of a tax sale shall be set up in five of the most public places in the municipality, and a copy of the notice shall be published in a newspaper circulating in the municipality, once in each of the four calendar weeks preceding the calendar week containing the day of appointed for the sale. In Lieu of any two publications, notice to the property owner and to any person or entity entitled to notice of foreclosure pursuant to section 20 of P.L. 1948, c.96 (C. 54:5-104.48) may be given by regular or certified mail, the costs of which shall be added to the cost of the sale in addition to those provided in R.S. 54:5-38, not to exceed \$25.00 for each set of notices for a particular property.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon and the State of New Jersey that the Tax Collector shall charge a fee of \$25.00 per tax sale notice mailing to property owners, said mailings not to exceed two (2). Such fees shall be added to the cost of said tax sales.

BE IT FINALLY RESOLVED, that the Municipal Clerk provide a certified copy of this resolution to the Tax Collector.

10. * *Reimbursement of Soil Witnessing Fees / Block 21, Lot 5 (518 Mountain Road)*
11. * *Certificate of Completion and Compliance / Whitehouse Urban Renewal Association, LLC*
12. * *Tax Refund (Block 70, Lot 43)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 70, Lot 43 is a 100% permanently disabled veteran (date of determination – July 8, 2020) and,

WHEREAS, the property owner purchased the property on September 4, 1958.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2021 property taxes for the time period of January 1, 2021 – December 31, 2021, and refund the owner \$4,493.68, the amount of taxes overpaid for 2021.

13. * *Tax Refund (Block 74, Lot 24)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 74, Lot 24 is a 100% permanently disabled veteran (date of determination – January 4, 2019) and,

WHEREAS, the property owner purchased the property on May 18th, 2021.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2021 property taxes for the time period of May 18th, 2021 – December 31, 2021, and refund the owner \$1,822.04, the amount of taxes overpaid for 2021.

14. * *Tax Refund (Block 36, Lot 49.098)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 36, Lot 49.098 is a 100% permanently disabled veteran (date of determination – April 9, 2018) and,

WHEREAS, the property owner purchased the property on January 18th, 2021.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2021 property taxes for the time period of January 18th, 2021 – December 31, 2021, and refund the owner \$6,446.71, the amount of taxes overpaid for 2021.

15. * *Tax Refund (Block 80, Lot 6)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 80, Lot 6 is a 100% permanently disabled veteran (date of determination – March 12, 2020) and,

WHEREAS, the property owner purchased the property on January 19, 1981.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2021 property taxes for the time period of January 1, 2021 – December 31, 2021, and refund the owner \$2,511.55, the amount of taxes overpaid for 2021.

16. * *Tax Overpayment (Block 98, Lot 2)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the property located at Block 98, Lot 9 (2 Higginsville Road) was inadvertently assessed a land value of \$241,600 vs. the correct value of \$109,00, and

WHEREAS, this correction has caused an overpayment of \$358.86.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector is hereby authorized to apply the overpayment as credit of \$358.86 to the first quarter of 2022.

17. * *Tax Lien Redemption (Block 22, Lot 63)*

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 22, Lot 63 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 \$6,208.31, plus a premium paid in the amount of \$2,000.00, known as Tax Sale Certificate #2020-010, to the lienholder, Bala Partners, LLC.

18. * *Tax Overpayment (Block 34, Lot 36.136)*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, 3rd & 4th quarter payments made by the property owner and a duplicate 3rd quarter payment from the mortgage company created and overpayment to be refunded to the property owner, and

WHEREAS, the property owner has requested the following overpayment refund:

<u>BLOCK</u>	<u>LOT</u>	<u>REFUND TO</u>	<u>AMOUNT</u>
34	36.136	Dehilly Porras	\$3,563.06

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, that the Treasurer be authorized to refund the overpaid amount of \$3,563.06.

19. * *Tax Lien Redemption (Block 63, Lot 31.03)*

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 63, Lot 31.03 and,

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

Tax Lien Redemption Resolution cont'd:

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$73,443.41, plus a premium paid in the amount of \$61,000.00, known as Tax Sale Certificate #2019-015, to the lienholder, US Bank – Custodian for Tower DB IX 2019-1.

20. * ***Tax Lien Redemption (Block 64, Lot 8.17)***

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 64, Lot 8.17 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 \$4,023.99, known as Tax Sale Certificate #2019-017, to the lienholder, Atlanta Discount Home Deals c/o Joanne Musa.

21. * ***Tax Lien Redemption (Block 64, Lot 8.17)***

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 64, Lot 8.17 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 \$10,453.94, known as Tax Sale Certificate #2020-016, to the lienholder, Tad J. Dabrowski.

22. * *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	\$ 6,576.46
CURRENT FUND	1-01	\$ 1,664,857.53
SEWER APPROPRIATIONS	1-02	\$ 102,768.18
TRUST FUNDS	X-03	\$ 178,921.58
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 1,127,310.86
PAYROLL DEDUCTIONS	X-06	\$ 659,938.62
REGIONAL SCHOOL TAX	X-07	\$ 5,251,843.78
2018 CAP IMPROVEMENTS	X-18	\$ 236,250.88
2019 CAP IMPROVEMENTS	X-19	\$ 419.75
2020 CAP IMPROVEMENTS	X-20	\$ 194,609.74
2021 CAP IMPROVEMENTS	X-21	\$ 5,330.95
TOTAL OF ALL FUNDS		\$ 9,428,828.33

A **MOTION** was made by Mrs. Fort to approve the Consent Agenda, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Paula Tropello, Pine Bank Road, asked for additional information regarding the Open Space Coordinator from Raritan Valley Community College. Mrs. Tropello also expressed her displeasure with the fact that the Executive Session ran longer than expected making the public wait for the meeting to commence.

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. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Amending and Supplementing Ordinance #27-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington

Ordinance #30-2021

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 and Supplementing Ordinance #27-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington

Ordinance #30-2021

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated June 1, 2021, from Deborah Franco, Elizabethtown Gas, regarding ***the Petitions of Elizabethtown Gas Company Filed with the New Jersey Board of Public Utilities to Effectuate Changes to the Following Rates, 1) Basic Gas Supply Service, 2) Infrastructure Investment Program, 3) Universal Service and Life, and 4) Weather Normalization Clause, Clean Energy Program and On-System Sharing Credit.*** No action taken.
2. Memorandum dated August 10, 2021, from Maggie Schmitt, Township Clerk, Township of Branchburg, regarding ***"An Ordinance Amending Article VII "Administration, Enforcement and Fees", Section 7-1 "Administration and Enforcement", Subsection 7-1.5 "Zoning Permit and Certificate of Use: of the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey to Amend the Zoning Permit Fee."*** No action taken.
3. Letter dated August 11, 2021, from Josh Eckert, Counsel for Jersey Central Power & Light Company regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Program Factors within the Societal Benefits Charges Rates.*** No action taken.
4. Letter dated August 23, 2021, from Josh Eckert, Counsel for Jersey Central Power & Light Company regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Program Factors within the Societal Benefits Charges Rates, the Matter of the Provision of Basic Generation Service for the Period Beginning June 1, 2022.*** No action taken.
5. Notice from Katherine Smith, Associate Counsel, Regulatory, to Public Service and Gas Company Gas Customers in ***the Matter of Public Service Electric and Gas Company's 2021/2022 Annual BGSS Company Commodity Charge Filing for its Residential Gas Customers Under its Periodic Pricing Mechanism and for Changes in its Balancing Charge.*** No action taken.
6. Notice to Public Service Electric and Gas Company Electric and Gas Customers regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Programs Factors within the Societal Benefits Charge Rates-Order Approving Interim USF Rates and Lifeline Rates.*** No action taken.

OLD BUSINESS

1. ***Resolution of the Township Committee of the Township of Readington Approving the Creation and Administration of an Emergency Temporary Approval Process for Outdoor Dining and/or Business Operations due to the COVID-19 Pandemic***

The following resolution was offered for consideration:

#R-2021-138

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON APPROVING THE CREATION AND ADMINISTRATION OF AN EMERGENCY TEMPORARY APPROVAL PROCESS FOR OUTDOOR DINING AND/OR BUSINESS OPERATIONS DUE TO THE COVID-19 PANDEMIC

WHEREAS, the State of New Jersey, through Executive Orders 103, 104 and 107, et seq. forced the closure of and otherwise restricted eating establishments, bars and other retail businesses deemed “non-essential” due to the COVID-19 Pandemic; and

WHEREAS, as a result of the Governor’s Executive Order No. 150 issued on June 3, 2020, beginning on June 15, 2020, the State began to to relax these restrictions, allowing restaurants, bars, dining establishments and non-essential retail businesses to operate either indoors in a limited capacity, outdoors only or a combination of both; and

WHEREAS, restaurants, cafeterias, dining establishments, food courts, bars and all holders of a liquor license with retail consumption establishments (collectively “food or beverage establishments”) have been permitted to offer in-person service at outdoor areas only, provided they operate in accordance with the conditions set forth in Executive Order 150, which requires among other things, that they conform to applicable local, State and Federal regulations and that social distancing guidelines are followed in accordance with CDC and DOH safeguards, including ensuring that patrons remain appropriate distances while dining, providing smoke-free environments and other changes of operations; and

WHEREAS, the State Department of Health has issued Executive Directive 20-014 setting forth further compliance requirements for food and beverage establishments; and

WHEREAS, on February 5, 2021, the State of New Jersey enacted P.L. 2021, C. 15, supplementing Title 33 of the Revised Statutes and allowing outdoor opportunities for restaurants, bars, distilleries, breweries and seasonal farm markets in response to the COVID-19 public health emergency; and

WHEREAS, the Township of Readington does not currently have an ordinance permitting outdoor dining; however, it recognizes that restaurants and businesses are critical to the vibrancy of Readington Township and to ensure that our local restaurants and businesses can be successful, the Township Committee desires to provide opportunities to quickly and easily expand to outdoor dining space to promote compliance with the Governor’s orders; and

WHEREAS, the Township Committee previously adopted Resolution #R-2020-61 on June 12, 2020 after having determined that it was an appropriate emergency measure, that it should take effect immediately and that it was imperative to provide assistance to Readington Township’s food and beverage establishments to help them continue their operations under the orders of the Governor and to maintain public safety while doing so; and

WHEREAS, the Township Committee wishes to continue the current opportunities for outdoor dining as the COVID-19 pandemic continues.

NOW, THEREFORE BE IT RESOLVED, that the Township Committee does hereby authorize the following in support of continuing and expanding business operations within the Township:

Resolution #R-2021-138 cont'd:

1. The Township Committee authorizes the Zoning Official to continue her abbreviated and emergency application process to allow food and beverage establishments to quickly, safely and efficiently utilize outdoor areas to conduct operations consistent with the State's modified requirements as set forth in the Governor's Executive Order 150 and Department of Health Executive Directive 20-014 and P.L. 2021, C. 15, copies of which are attached hereto and made a part hereof.
2. To the extent not already required, similar to the Township's Special Event Ordinance Application, the applicant shall be required to provide the following: (i) proof of written consent of the owner of the property to use it for outdoor dining, if owned by other than the applicant and (ii) a survey or site plan showing the area to be used for dining, together with a sketch showing how the dining area would look when in use.
3. For those establishments with a liquor license, the Township shall provide a disclaimer indicating that it is not providing approval for expansion of the liquor license to the outdoor area by virtue of the approval of the outdoor dining application, unless the applicant has or is seeking approval from the State Alcoholic Beverage Commission as described below.
4. The process for the abbreviated application is intended to result in an approval by the Zoning Official of a temporary and emergency zoning permit to conduct the required operations outdoors, in parking areas, grassed areas and drives, so long as they are done in a manner consistent with the safety of the public and all patrons, the expressed conditions of Executive Order 150, State Department of Health Executive Directive No. 20-014 and any subsequent Executive Orders which continue to place limitations on such businesses.
5. The Zoning Official shall consult with the Township Engineer, Township Administrator, Police Chief, Construction Code Official, Fire Official and County Board of Health to ensure consistency with her determination of safety.
6. In response to the State Alcoholic Beverage Commission's actions providing an abbreviated process for the expansion of licensed premises to both contiguous and non-contiguous areas in order to expand the consumption areas to these expanded areas, the Township Clerk is authorized, upon consultation with the Police Chief, to approve such expansion of premises applications through the State's system.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be forwarded to each of the following officers of the Township:

- A. Police Chief
- B. Zoning Official
- C. County Board of Health
- D. Township Attorney
- E. Construction Code Official
- F. Township Engineer
- G. Township Fire Official

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

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

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

NEW BUSINESS

1. ***An Ordinance Amending and Supplementing the District Regulations Contained in Article IV of Chapter 148 Entitled "Land Development" of the Code of the Township of Readington Land Use Volume to Create a Zone also Known as the Village Residential-1 Zone (VR-1)***

The following ordinance was offered for consideration:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME TO CREATE A ZONE ALSO KNOWN AS THE VILLAGE RESIDENTIAL-1 ZONE (VR-1)

Ordinance #31 -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 as follows:

SECTION 1. Article IV (District Regulations) is hereby amended to establish the Village Residential-1 Zoning District as an additional district and to establish new Chapter 148-27.14 to provide zoning requirements.

SECTION 2. Section 148-10 (Zoning Districts) is hereby amended to add the Village Residential -1 (VR-1) Zoning District.

SECTION 3. Section 148-11 (the Zoning Map) is hereby amended to add the Village Residential-1 (VR-1) Zoning District.

SECTION 4. § 148-_____ VR-1 Village Residential-1 Zone.

A. Purpose: The purpose of the VR-1 Village Residential -1 zone is to provide the opportunity to develop and maintain single-family detached and single-family semi-detached residences within the village of Whitehouse Station where the availability of public sanitary sewer service makes the development of smaller lots feasible and available for affordable housing.

B. Permitted Principal Uses

- (1) Detached single-family dwellings.
- (2) Semi-detached single-family dwellings

C. Permitted accessory uses

- (1) Private residential swimming pools.
- (2) Residential toolsheds, garages and storage buildings
- (3) Off-street parking.
- (4) Fences and walls as regulated in Article VI.
- (5) Signs as regulated in Article XII.
- (6) Outdoor barbecue structures.
- (7) Essential utility services, including the provision of electric, water, sewer, telephone and cable service.
- (8) Home occupations as regulated in §148-53.
- (9) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.

D. Maximum building height: 35 feet and 2 1/2 stories

Ordinance #31-2021 cont'd:

E. Area and yard requirements

(1) Minimum lot size:

- (a) Single-family detached: 16,000 sf
- (b) Single-family semi-detached: 8,000 sf (8,000 sf/ each dwelling unit)

(2) Minimum lot circle:

- (a) Single-family detached: 100 feet.
- (b) Single-family semi-detached: 50 feet.

(3) Circumference of minimum lot circle shall not be more than 75 feet from the street right-of-way.

(4) Maximum floor area ratio (F.A.R.):

- (a) Single-family detached: 25%.
- (b) Single-family semi-detached: 40%.

(5) Maximum impervious coverage:

- (a) Single-family detached: 20%.
- (b) Single-family semi-detached: 35%.

(6) Minimum front yard setback: 15 feet. Stairs connecting an open front porch to the ground may encroach up to five (5) feet into the minimum required front setback.

(7) Minimum rear yard setback: 15 feet.

(8) Minimum side yard setback:

- (a) Single-family detached: 10 feet.
- (b) Single-family semi-detached: 10 feet, except for where the common wall between dwelling units is located, where no setback is required.

F. Minimum off-street parking: Off-street parking shall be provided in accordance with the requirements of the New Jersey Residential Site Improvement Standards (RSIS) at NJAC 5:21 et seq.).

G. Minimum parking area/driveway setback: five (5) feet, except for common driveways.

H. Public sanitary sewer required: Any development pursuant to the regulations herein shall be served by public sanitary sewer.

SECTION 5. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

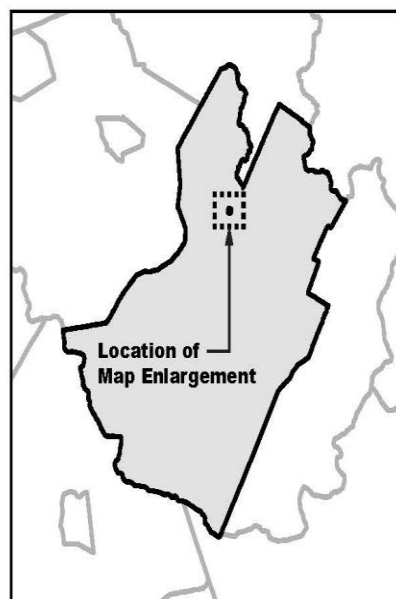
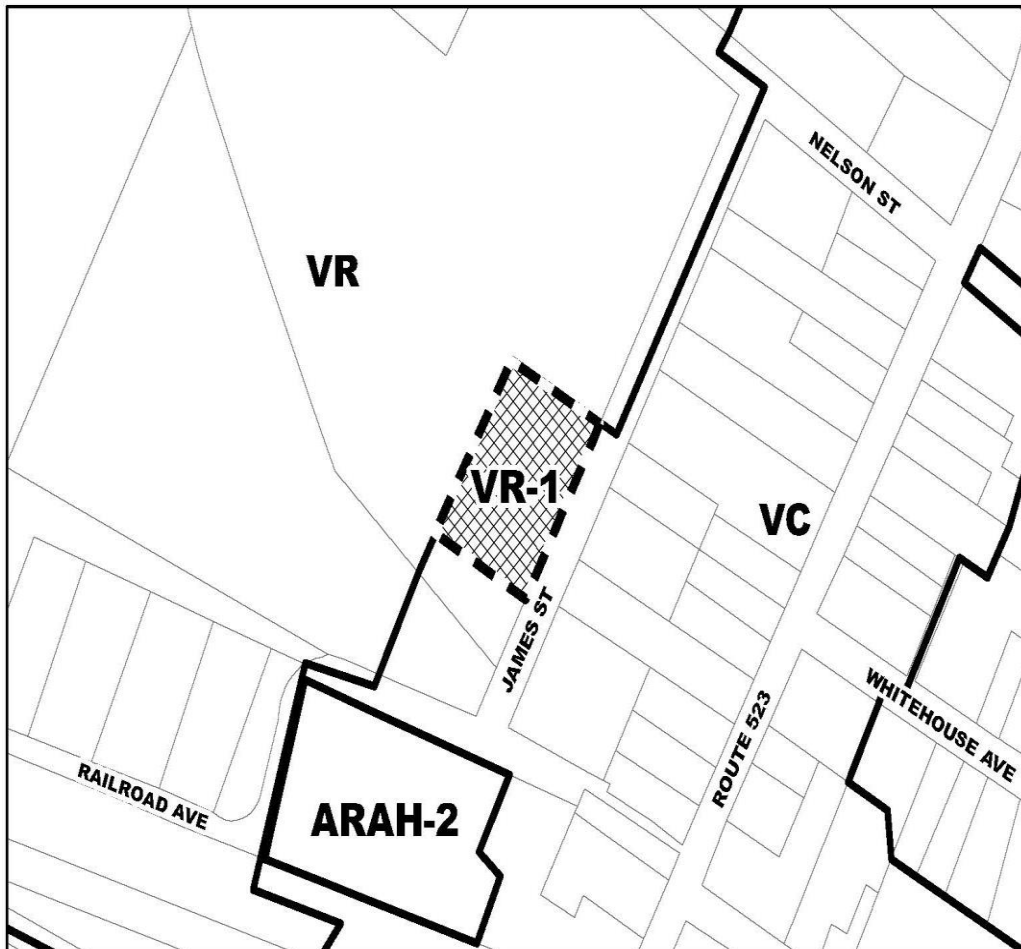
SECTION 6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 8. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

Ordinance #31-2021 cont'd:

SECTION 9. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.



VR-1
Village Residential - 1 Zone
Zoning Map Amendment

Block 21.12, Lot 25
Readington Township, Hunterdon County, NJ
July 2021

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 October 4, 2021, at 7:45 p.m.

2. ***An Ordinance to Provide for the Acquisition of Property Known as Block 95, Lot 12.137 in the Township of Readington, County of Hunterdon and State New Jersey from Read***

The following ordinance was offered for consideration:

AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.137 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM READ

Ordinance #32-2021

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 three-bedroom residential condominium property known as Block 95, Lot 12.137 on the official Township Tax Map and located at 137 Mockingbird Court, Three Bridges, N.J. from Read for the purchase price of \$260,000.00, plus costs and expenses not to exceed \$13,000.00. 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 October 4, 2021, at 7:45 p.m.

3. ***Application for Special Events Permit / Ready Set Go Adventures / Jersey Gravel Grinder Cycling Event (September 26th)***

A ***MOTION*** was made by Mrs. Fort to approve the application for the special events permit for Ready Set Go Adventures Cycling Event, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

4. ***Application for Special Events Permit / Black River Roasters / Food Truck Events September through December***

A ***MOTION*** was made by Mrs. Fort to approve the application for the special events permit for Black River Roasters Food Truck Events, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

5. ***Application for Special Events Permit / Stanton Reformed Church (October 23rd, rain date: October 24th) / Request to Waive Event \$100 Fee***

Mr. Huelsebusch recused himself and left the meeting.

A ***MOTION*** was made by Mrs. Fort to approve the application for the special events permit for Stanton Reformed Church with a denial of the request to waive the application fee, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Mr. Huelsebusch returned to the meeting.

6. ***Release of Cash Performance Bonds / Whitehouse Urban Renewal / Willows at Whitehouse Station***

The following resolution was offered for consideration:

#R-2021-139

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Whitehouse Urban Renewal Associates, LLC. did on July 16, 2021, file a written request with the Township of Readington for a release in Cash Performance Guarantee Check #2506 in the amount of \$78,339.59 and Performance Bond #30048218 in the amount of \$705,056.29 for work completed on Willows at Whitehouse Station, Block 32, Lot 12, Block 34, Lots 8, 10 and 11 and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by Toll Brothers, Inc. on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

WHEREAS, the Township Engineer has supplied a released bond amount for Cash Performance Guarantee Check #2506 and Performance Bond #300482182, as indicated in his letter of August 31, 2021, based upon the Municipal Land Use Law.

Resolution #R-2021-139 cont'd:

BOND OR CHECK	PERFORMANCE GUARANTY @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTY
Western Surety Company #30048218	\$ 705,056.29	\$ 705,056.29	-0-
Check #2506	\$ 78,339.59	\$ 78,339.59	-0-
Total	\$ 783,395.88	\$ 783,395.88	-0-

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Cash Performance Guarantee Check #2506 and Performance Bond #30048218, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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-2021-140

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Whitehouse Urban Renewal Associates, LLC. did on July 16, 2021, file a written request with the Township of Readington for a release in Cash Performance Guarantee Check #2639 in the amount of \$25,936.00 and Performance Bond #30075561 in the amount of \$233424.00 for work completed on Willows at Whitehouse Station, Block 32, Lot 12, Block 34, Lots 8, 10 and 11 and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by Toll Brothers, Inc. on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

WHEREAS, the Township Engineer has supplied a released bond amount for Cash Performance Guarantee Check #2639 and Performance Bond #30075561, as indicated in his letter of August 31, 2021, based upon the Municipal Land Use Law.

Resolution #R-2021-140 cont'd:

BOND OR CHECK	PERFORMANCE GUARANTY @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTY
Western Surety Company #30075561	\$ 233,424.00	\$ 233,424.00	-0-
Check #2639	\$ 25,936.00	\$ 25,936.00	-0-
Total	\$ 259,360.00	\$ 259,360.00	-0-

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Cash Performance Guarantee Check #2639 and Performance Bond #30075561, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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

7. Release of Performance Bond / Toll Brothers / Regency at Readington Phase I (Block 36, Lot 49)

The following resolution was offered for consideration:

#R-2021-141

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Toll Brothers, Inc. did on June 2, 2021, file a written request with the Township of Readington for a release in Cash Performance Guarantee Check #3501 in the amount of \$42,907.80 and Performance Bond #1058594692 in the amount of \$397,402.20 for work completed on Regency at Readington, Phase I, Block 36, Lot 49; and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by Toll Brothers, Inc. on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

WHEREAS, the Township Engineer has supplied a released bond amount for Cash Performance Guarantee Check #3501 and Performance Bond #1058594692, as indicated in his letter of August 20, 2021, based upon the Municipal Land Use Law.

Resolution #R-2021-141 cont'd:

BOND OR CHECK	REMAINING PERFORMANCE GUARANTY @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTY
Travelers Casualty & Surety Co. of America #1058594692	\$ 397,402.20	\$ 397,402.20	-0-
Check #3501	\$ 42,907.80	\$ 42,907.80	-0-
Total	\$ 429,078.00	\$ 429,078.00	-0-

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Cash Performance Guarantee Check #3501 and Performance Bond #1058594692, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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

8. Release of Performance Bond / Toll Brothers / Regency at Readington Phases 2-4 (Block 36, Lot 49)

The following resolution was offered for consideration:

#R-2021-142

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Toll Brothers did on April 13, 2021, file a written request with the Township of Readington for a release of Cash Performance Guarantee Check #9335633 in the amount of \$138,759.10 and Performance Bond #019044648 in the amount of \$1,248,831.88 for work completed on Block 36, Lot 49 (Regency at Readington, Phases 2, 3 & 4); and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by Toll Brothers on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work;

WHEREAS, the Township Engineer has supplied a released bond amount for Cash Performance Guarantee Check #9335633 and Performance Bond #019044648, as indicated in his letter of August 20, 2021, based upon the Municipal Land Use Law requirement:

Resolution #R-2021-142 cont'd:

BOND OR CHECK	REMAINING PERFORMANCE GUARANTY @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTY
Liberty Mutual Insurance #019044648	\$1,248,831.88	\$1,248,831.88	-0-
Check #9335633	\$ 138,759.10	\$ 138,759.10	-0-
Total	\$1,387,590.98	\$1,387,590.98	-0-

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Cash Performance Guarantee Check #9335633 and Performance Bond #019044648, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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

ADMINISTRATOR’S REPORT

Administrator Sheola commended the Emergency Services Coordinator, all emergency services, the Police and Public Works Department for their arduous efforts, collaboration and response time to the storm. He also reported that residents can contact Emergency Management directly regarding storm debris pickup or it can be dropped off at Public Works.

ATTORNEY’S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER’S REPORT

Engineer O’Brien reported that the milling and paving of the roads will begin this week and stated that there were funds available to pave the entire length of Lance Road with the Committee’s approval.

A MOTION was made by Mr. Heller to approve the expenditure for the paving of the remainder of Lance Road, 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

Engineer O’Brien also reported that they are currently working on estimates to repair roads that were damaged due to flooding.

COMMITTEE REPORTS

BETTY ANN FORT

Mrs. Fort thanked all the emergency services for their outstanding efforts during the storm. Mrs. Fort also reported that information will be posted on the Township website for upcoming museum activities.

JONATHAN HELLER

Mr. Heller stated that he had nothing further to report

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the Open Space Advisory Board are currently working to assess the damage from the storm on the Township trails and will be looking for volunteers for upcoming work sessions.

BENJAMIN SMITH

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

JOHN ALBANESE

Mayor Albanese inquired about waiving the permit fee required for Public Works for residents dropping off debris from the storm.

A **MOTION** was made by Mrs. Fort to waive the \$25 permit fee for the month of September and allow residents to make multiple trips to drop off household debris as a result of the recent storm, 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

Mayor Albanese also reported that the following subcommittee has been formed, to include volunteers, professionals, and members of the community, to review the cannabis legislation rules and regulations as follows:

- Mayor Albanese
- Deputy Mayor Heller - Environmental Commission
- Richard Sheola - Township Administrator
- Sharon Dragan - Township Attorney
- Christina Schwartz - Zoning Officer
- Clarke Caton Hintz - Township Planners
- Representative from Police Department
- Emanuel Bola - Board of Adjustment
- Jacqueline Hindle - Planning Board
- Carol Hample – Representative from the Board of Education
- Father Rusay - Our Lady of Lourdes

COMMENTS FROM THE PUBLIC

Richard Reina, Pleasant Run Road stated that his home was severely impacted by the flooding from the recent storm and expressed concern about excessive debris on an adjacent property that worsened the effects from the flooding and requested that the Township take action to remedy the situation.

Frank Venezia, Emergency Management Coordinator, provided a recap of the storm response stating that all services worked seamlessly together.

Dr. Guliano, US Highway 22 East, expressed his concern about many people parking illegally in the fire lane outside of the Starbucks which is directly next door to his dental practice, and the detrimental impacts that could occur if emergency services could not access his office in the event of an emergency.

Hugh Giordano, representative from the United Food and Commercial Workers Union (UFCW), the official labor union representing cannabis workers, stated that the UFCW has been instrumental in working with the regulations regarding cannabis. Mr. Giordano also requested that the Township assist in moving forward the approval of permits for the Verano facility to allow the buildout to be completed so that the facility can operate efficiently.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mrs. Fort at 9:50 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