

READINGTON TOWNSHIP COMMITTEE
SEPTEMBER 6, 2022 AGENDA

A. Mayor Huelsebusch *calls the meeting to order at 5:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.

B. EXECUTIVE SESSION

Executive Session Resolution

Personnel / Board of Adjustment

Personnel / Office of Emergency Management

Personnel / Police

Personnel / Municipal Court

Personnel / Personnel

Contract Negotiations / Long Term Tax Exemption Application (Camelot at Readington, LLC)

Contract Negotiations / Sewer Plant Expansion Contribution and Allocation Agreement / Camelot at Readington Urban Renewal, LLC

Contract Negotiations / Sewer Agreement (Block 9, Lot 16)

Contract Negotiations / Darts Mill (Block 73, Lot 15)

Contract Negotiations / Block 95, Lot 12.137 (137 Mockingbird Court)

Contract Negotiations / ECHO Unit Agreement (Tsentas)

Contract Negotiations / Environmental Resource Inventory

Attorney-Client Privilege / Executive Session Minutes / August 1, 2022

Potential Litigation / Affordable Housing

Potential Litigation / Oakland Drive Sanitary Sewer Pump Station

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. CONSENT AGENDA

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. * *Release of Escrow / Solberg Aviation (Block 56, Lots 3 & 6)*
2. * *Request for Release of Board of Health Escrow / Block 11, Lot 1.06 (Arkoulakis)*
3. * *Release of Board of Health Escrow / Block 75, Lot 34 (Muehlbauer)*
4. * *Resolution Authorizing Morris County Cooperative Purchases / Morris Asphalt Company (Oil and Stone Treatment)*
5. * *Certification of Resolution for Three Bridges Volunteer Fire Company to Apply for Grant to Outfit Firefighters with Gear*
6. * *Resolution Authorize to Cancel in Improvement Authorizations in the General Capital Fund*
7. * *Pledge of Support for Regional Greenhouse Gas Initiative Afforestation Grant*
8. * *Resolution Consenting to the Proposed Water Quality Management (WQM) Plan Amendment / Hunterdon Heights at Readington*
9. * *Resolution for Acceptance of 2021 Audit*
10. * *Corrective Action Plan to 2021 Audit*
11. * *Resolution to Amend Petty Cash Policy in Purchasing Guidelines*

F. * APPROVAL OF MINUTES

Minutes of August 1, 2022 meeting

Minutes of August 15, 2022 meeting

G. COMMENTS FROM THE PUBLIC for items listed on the agenda only

(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)

H. PUBLIC HEARING

1. *An Ordinance to Provide for the Acceptance of Block 39, Portions of Lot 56 in the Township of Readington, County of Hunterdon and State of New Jersey for Public Roadway Purposes, from Rockaway Creek, LLC and 11 County Line Road Associates, LLC - Ordinance #23-2022*
2. *An Ordinance Authorizing the Acquisition of Certain Real Property known as a Portion of Block 13, Lot 24 in the Township of Readington - Ordinance #24-2022*

I. CORRESPONDENCE / OTHER INFORMATION

1. Public Notice from Scott Collins, Esq., Riker Danzig, LLP, regarding *Public Hearing on A.M. Best Preliminary and Final Site Plan Approval with Variances Pursuant to N.J.S.A 40:55D-70(c) to Construct ADA Parking and Access Improvements on the Property.*
2. Resolution from the Board of County Commissioners of Hunterdon County regarding *Consideration of Adopting a Stigma Free Communities Resolution.*
3. Public Notices from Christie McMullen, President and Chief Operating Officer, Elizabethtown Gas, regarding the *Matter of the Petition of Elizabethtown Gas Company to Review its Basic Gas Supply Service Rate and Conservation Incentive Program Rates* and *the Matter of the Petition of Elizabethtown Gas Company for Approval of a Rate Adjustment Pursuant to the Infrastructure Investment Program.*
4. Letters dated August 9, 2022 from Josh Eckert, Counsel for Jersey Central Power Light Company, regarding 1) *the Matter of the 2022/2023 Annual Compliance Filings for the Universal Service Fund Program Factor within the Societal Benefits Charge Rate*, 2) *the Matter of the Provision of Basic Generation Service for the Period Beginning June 1, 2023* and 3) *the Matter of the Verified Petition of Jersey Central Power & Light Company Seeking Review and Approval of its Deferred balances Relating to, and an Adjustment of Societal Benefits Charge Clause of its Filed Tariff.*
5. Letter dated August 11, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding *An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 9, Public Peace, Morals and Welfare, Chapter 9.14, Firearms, of the Township Code of Ordinances.*
6. Notice to Public Service Electric and Gas Company Customers from Katherine Smith, Associate Counsel-Regulatory in *the Matter of Public Service Electric and Gas Company's 2022/23 Annual BGSS Commodity Charge Filing for its Residential Gas Customers Under its Periodic Pricing Mechanism and for Changes in its Balancing Charge.*

J. OLD BUSINESS

1. *Request to Allow American Water to Trench through Kline Boulevard to Tie into Public Water - letter dated May 12, 2022 from Santo and Concetta Verta*

K. NEW BUSINESS

1. *An Ordinance Supplementing and Amending Volume II Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, 2000, to Amend Section 148-9 "Definitions" of Article II, Section 148-21 "B Business Zone" within Article IV and Section 148-22.1 "PO Professional Office Zone" within Article IV as heretofore Supplemented and Amended*
2. *Resolution to Adjust 2022 Salaries*
3. *An Ordinance Authorizing the Sale of Affordable Housing Property Known as 137 Mockingbird Court in the Township of Readington, County of Hunterdon and State of New Jersey*
4. *Application for Special Events Permit / Readington River Farm (Lunarfaire NJ)*
5. *Application for Special Event Permits / Readington River Farm Pop-Up Farmer's Market*
6. *Application for Special Events Permit / St. Elizabeth Ann Seton RC Church Craft Fair*
7. *Application for Special Events Permit / East Whitehouse Fire Department "Thank you Neighbors Picnic" and Request to Waive Special Event Application Fee*
8. *Application for Special Events Permit / Whitehouse Fire Company 100th Year Anniversary and Request to Waive Special Event Application Fee*
9. *Resolution to Authorize the Planning Board to Conduct an Investigation to Determine Whether or Not the Amended Study Area Currently Comprising of Block 81, Lots 1, 2 3 and 4 Should be Further Amended to Include Only Block 81, Lot 1 as an Area in Need of Redevelopment*

L. ADMINISTRATOR'S REPORT

M. ATTORNEY'S REPORT

N. ENGINEER'S REPORT

O. COMMITTEE REPORTS

1. **John Albanese**
Planning Board/Affordable
Housing Recreation
Social Services
2. **Betty Ann Fort**
Historic Preservation /
Museums Zoning
Emergency Services / Fire
Official Library Services
3. **Jonathan Heller**
Finance
* *Payment of Bills*
* *Tax Lien Redemption*
* *Tax Payment Refund*
* *Tax Cancellation*
Board of Health
Sewer Advisory
Environmental Commission
4. **Juergen Huelsebusch**
Police Department / Traffic Safety
Agricultural Advisory Committee
Farmland / Open Space Advisory Board
5. **Adam Mueller**
Construction & Code Enforcement
Engineering / Roads / Building & Grounds / Recycling
• *Engineer's Report*
Municipal Court

P. COMMENTS FROM THE PUBLIC

(Note: In consideration of allowing all members of the public an opportunity to speak, please limit public comment to five (5) minutes)

Q. COMMENTS FROM THE GOVERNING BODY

R. ADJOURNMENT