

**READINGTON TOWNSHIP COMMITTEE**  
**MARCH 20, 2023 AGENDA**

A. Mayor Huelsebusch *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. 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*

Potential Litigation / Personnel

Personnel / Department of Public Works

Personnel / Department of Public Works / Summer Help

Personnel / Library

Contract Negotiations / Professional Services / Special Counsel (388 Readington Realty Holdings, LLC vs. Township of Readington)

Contract Negotiations / Professional Services / Appraisal Consulting Services (388 Readington Realty Holdings, LLC vs. Township of Readington)

Contract Negotiations / Block 73, Lots 25 & 23.01 (Beitz)

Contract Negotiations / Sports Proposal

Contract Negotiations / Solid Waste and Recycling Services

Contract Negotiations / Camelot at Readington Urban Renewal (Kaplan Developers)

Contract Negotiations / Potential Litigation (Verano Holdings LLC)

Attorney-Client Privilege / Executive Session Minutes / March 6, 2023

Attorney-Client Privilege / Executive Session Minutes / February 21, 2023 (For Release with Redactions)

Attorney-Client Privilege / Executive Session Minutes / March 6, 2023 (For Release with Redaction)

Potential Litigation / Affordable Housing

Litigation / 388 Readington Realty Holdings LLC vs. Township of Readington

**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. \* *Environmental Grant Application from American Water*
2. \* *Resolution approving the Sale of Police Vehicle to High Bridge Animal Control*
3. \* *Release of Police Escrow / Neary Excavating*

**F. \* APPROVAL OF MINUTES**

*Minutes of March 6, 2023 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. *Refunding Bond Ordinance Providing for the Payment of Amounts Owning to Others for Taxes Levied in and by the Township of Readington, in the County of Hunterdon, New Jersey, Appropriating \$2,800,000 therefor and Authorizing the Issuance of \$2,800,000 Bonds or Notes of the Township for Financing the Cost thereof - Ordinance #05-2023*
2. *Bond Ordinance of the Township of Readington, in the County of Hunterdon, New Jersey Amending the Title and Section 3 (a) of the Bond Ordinance Numbered 31-2020, Finally Adopted on November 16, 2020, to include Provisions for Assistance for Group Home Purchases - Ordinance #06-2023*
3. *An Ordinance Authorizing a Lease on a Portion of Municipally Owned Property Known as Block 75, Lot 15 in the Township of Readington, County of Hunterdon to Raritan Headwaters Association, a Non-Profit Association - Ordinance #07-2023*

## **I. CORRESPONDENCE / OTHER INFORMATION**

1. Township of Branchburg Notice of Public Hearing from Duncan Prime, Esq., Prime & Travel, Attorney for Aldi Inc. Central Valley Division, ***Applicant seeking Minor Subdivision and Preliminary and Final Major Site Plan Approval for a Commercial Development.***
2. Letter dated March 14, 2023 from Gregory Bonin, Township Administrator, Township of Branchburg, regarding an ***Ordinance Amending the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey, Article I "General Provisions", Section 1-2.2 "Definitions", to Modify Existing Definitions and Add New Definitions; Article III "Zoning", Section 3-3.3 "Prohibited Uses", to Add to the List of Prohibited Uses in All Zones; and Section 3-18 "I-1 Industrial Zone", Section 3-19 "I-2 Industrial Zone" and Section 3-28 "I-3 Industrial Zone" to Modify Permitted and Accessory Uses in the Township's Industrial Zones, Consistent with the Recently Adopted and Approved Master Plan Reexamination Report and Land Use Element Plan.***
3. Resolution from the Township of Branchburg Planning Board regarding ***Adopting the 2023 Master Plan Reexamination Report and Adopting an Amendment to the Land Use Plan Element of the Master Plan.***

## **J. NEW BUSINESS**

1. ***Special Event Permit Application / New Jersey Festival of Ballooning***
2. ***Special Event Permit Application / Ready Set Go Adventures (Jersey Gravel Grinder Cycling Event)***
3. ***Request Status of Contaminated Sites from Department of Environmental Protection*** - memorandum dated March 15, 2023 from Carol Radziewicz, Environmental Commission Secretary

## **K. ADMINISTRATOR'S REPORT**

## **L. ATTORNEY'S REPORT**

## **M. COMMITTEE REPORTS**

1. **John Albanese**  
Affordable Housing  
Recreation  
Social Services

2. **Jonathan Heller**  
Finance  
\* *Payment of Bills*  
\* *Tax Refund*  
Emergency Services / Fire Official  
Sewer Advisory Board  
Environmental Commission / Water Watch Advisory Board

3. **Juergen Huelsebusch**  
Police Department / Traffic Safety  
Agricultural Advisory Committee  
Farmland / Open Space Advisory Board

4. **Adam Mueller**  
Planning Board  
Engineering / Roads/ Building & Grounds / Recycling  
~ *Engineer's Report*  
Construction & Code Enforcement  
Municipal Court

5. **Vincent Panico**  
Historic Preservation / Museums  
Zoning  
Board of Health  
Library Services

**N. COMMENTS FROM THE PUBLIC**

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

**O. COMMENTS FROM THE GOVERNING BODY**

**P. ADJOURNMENT**