

READINGTON TOWNSHIP COMMITTEE
NOVEMBER 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

Personnel / Community Outreach Team

Personnel / Zoning Inspector

Contract Negotiations / Professional Services / Financial Consultant

Contract Negotiations / Request for Proposals (Professional Services)

Contract Negotiations / Hunterdon Land Trust (Easement Inventory)

Contract Negotiations / Contract for Sale (Block 13, Lot 24)

Contract Negotiations / Amendment to Stream Corridor Conservation Easement (Block 51.02, Lot 38)

Contract Negotiations / Deed with Covenants Restricting Conveyance and Mortgage Debt (Block 95, Lot 12.235)

Contract Negotiations / Block 21, Lot 4 (Mountain Road)

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

Attorney-Client Privilege / Attorney-Client Privilege

Potential Litigation / Personnel

Potential Litigation / Affordable Housing

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. VOLUNTEER OF THE YEAR AWARD

F. 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. * *Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agricultural Development Committee for Farmland Preservation Grant Funds for FY 2025*
2. * *New Jersey State Firemen's Association Application for Membership / Elaine Apgar*
3. * *Grant Agreement between Readington Township and the State of NJ by and for the NJDEP (Readington Meadow Afforestation Project)*

G. * APPROVAL OF MINUTES

Minutes of November 6, 2023 meeting

H. 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 I during the Public Hearing portion)

I. PUBLIC HEARING

1. *An Ordinance Amending a Chapter of the Code of the Township of Readington Regarding Fire Department - Ordinance #28-2023*

J. CORRESPONDENCE / OTHER INFORMATION

1. Notice of Board of Adjustment Public Hearing from Steven Gruenberg, Esq., Attorney for Applicant, Whitehouse Mall, LLC in the matter of an *Amended Preliminary and Final Major Site Plan Approval to Permit Starbucks to Relocate from its Current Location to the End of the Westerly Side of the Building and Provide Drive-Up Window Service.*
2. Letter dated November 1, 2023 from Michael Martelo, Counsel for Jersey Central Power and Light, in the *Matter of Jersey Central Power & Light Company's Verified Petition Seeking Review and Approval of the Net Deferred Costs Included in Its COVID-19 Regulatory Asset and Establishment of a COVID-19 Recovery Charge "JCP&L Initial CRC Filing".*

3. Letter dated October 31, 2023 from Courtney Schultz, Saul Ewing, in the matter of *Aqua New Jersey, Inc.'s Petition for 2024 PSTAC Rate & True-Up for 2021 and 2022 PSTAC Rates*.
4. NJ Transit Information Public Hearing Notice regarding *Senior Citizens & Disabled Residents Transportation Assistance Program*.
5. Letter dated November 15, 2023 from Debbie Reynolds, Deputy Clerk, Township of Raritan, in the matter of *An Ordinance of the Township of Raritan, County of Hunterdon, State of New Jersey, Amending Article XXV Entitled "Stormwater Control" of the Chapter 296 Entitled "Land Development" of the Code of the Township of Raritan to Update the Township's Regulation of Stormwater in Compliance with NJDEP Requirements*.

K. NEW BUSINESS

1. *Environmental Resource Inventory* - presentation by Thomas Hopper, Princeton Hydro
2. *An Ordinance Supplementing and Amending Volume II Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, 2000 to Create the HVC Highway Village Commercial, B-I Business-I and HC Highway Commercial Zoning Districts, and to Provide Use Provisions, Site Standards, and Definitions Related thereto; to Remove the PO Professional Office District, and Amend the Zoning Map of the Township to Reflect the Amended Zoning Districts*
3. *An Ordinance Amending and Supplementing Chapter 138 of the Code of the Township of Readington Entitled "Housing Standards" to Provide Landlord Responsibility for Relocation of Tenants and Cost thereof*
4. *An Ordinance Amending and Supplementing Chapter 225 Entitled "Vehicles and Traffic" of the Code of the Township of Readington Authorizing the Police to Enforce Title 39 of the New Jersey Motor Vehicle Code in the Ridge at Readington*
5. *Application for Special Events Permit / Readington Brewery (Food Trucks Only)*
6. *Request to Waive Food Handlers Fee / Kiwanis Club of North Hunterdon Clinton*

L. ADMINISTRATOR'S REPORT

M. ATTORNEY'S REPORT

N. COMMITTEE REPORTS

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

2. **Jonathan Heller**
Finance
* *Tax Lien Redemptions*
* *Tax Refund/Exemptions*
* *Payment of Bills*
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
Construction & Code Enforcement
Municipal Court

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

O. 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)

P. COMMENTS FROM THE GOVERNING BODY

Q. ADJOURNMENT