

**READINGTON TOWNSHIP COMMITTEE  
MEETING – August 7, 2023**

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.

**PRESENT:** Mayor J. Huelsebusch, Deputy Mayor A. Mueller, Mr. J. Albanese, Mr. J. Heller, and Mr. V. Panico

**ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan and Twp 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:

1. The public shall be excluded from discussion of and action upon the specified subject matter as set forth in the following Exhibit “A.”

**EXHIBIT A**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
520 Mountain Road (Block 21, Lot 4) .....	Contract Negotiations .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Cooperative Purchase Agreement & .....	Contract Negotiations .....	“ “ “
Use and Occupancy Agreement (Block 73, Lots 23.01 & 25)		
Personnel .....	Potential Litigation .....	“ “ “
Police Department .....	Personnel .....	“ “ “
Zoning .....	Personnel .....	“ “ “
PBA (Lieutenants).....	Contract Negotiations .....	“ “ “
Shared Services Agreement / .....	Contract Negotiations .....	“ “ “
Fire Prevention Services & Fire Subcode Official		
33 Railroad Ave (Block 21.12, Lot 33) ...	Contract Negotiations .....	“ “ “
Attorney-Client Privilege .....	Attorney-Client Privilege.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• July 17, 2023		

Affordable Housing..... Potential Litigation..... “ “ “

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. Heller to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:50 p.m.

Mayor Huelsebusch led those present in the *Salute to the Flag*.

**Executive Session:**

**Contract Negotiations / 520 Mountain Road (Block 21, Lot 4)**

Mayor Huelsebusch stated that this matter remains in Executive Session.

**Contract Negotiations / Cooperative Purchase Agreement & Use and Occupancy Agreement (Block 73, Lots 23.01 & 25)**

The following resolution was offered for consideration:

**#R-2023-137**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Township of Readington (hereinafter the "Township") adopted Ordinance #10-23 on May 15, 2023 (the "Ordinance") authorizing the acquisition and partial funding (up to \$26,000) of certain real property known as Block 73, Lots 23.01 and 25 in the Township of Readington and Block 37, Lot 1 and Block 28, Lot 1 in Raritan Township which property is commonly known as 24 River Road, Flemington, NJ (hereinafter the "Property"), and is owned by Frank J. and Sita Beitz, and the Estate of Ruth E. Beitz (hereinafter referred to collectively as "Beitz"); and

**WHEREAS**, as provided in the Ordinance, the remainder of the funding for this purchase is anticipated to come from a joint acquisition and funding agreement with grants/funding to be provided by certain non-profit conservation entities, adjacent Raritan Township, the County of Hunterdon, and the NJ Green Acres program; and

**WHEREAS**, the purchase is subject to and in accordance with the conditions set forth in the Agreement of Sale with Beitz on file in the Township Clerk’s Office, and any agreed-upon amendments thereto, for the negotiated price of \$ 692,000.00, and is further contingent upon the consent and approval of all participating funding entities, and the successful completion of a funding agreement among the Township and the anticipated funding entities, and, if necessary, the assignment of this Agreement of Sale to one or more of those entities, in order to acquire the Property and provide the costs of closing; and

**WHEREAS**, pursuant to the Agreement of Sale and funding requirements for purchase, the Township entered into a Memorandum of Understanding with several of the funding partners, specifically, the County of Hunterdon, Township of Raritan ("government partners"); and Hunterdon Land Trust, New Jersey Conservation Foundation and Raritan Headwaters Association ("non-profit partners"), which set forth the funding amounts to be provided by each entity and detailed the proportionate ownership interests for title purposes, prior to the anticipated conveyance to Readington Township; and

**Resolution #R-2023-137 cont'd:**

**WHEREAS**, a major portion of the funding for the purchase will be provided by the State of New Jersey Green Acres program, which requires a Cooperative Purchase Agreement (on file with the Township Clerk's office), that among other things, requires title for the initial part of the transaction to be held by the three non-profits in one-third shares each, such that Readington will not hold title until the second portion of the transaction; and

**WHEREAS**, Ordinance #10-23 provided for assignment of the contract with Beitz if required by the transaction; and

**WHEREAS**, Green Acres also requires, as a condition of funding, that if a Use and Occupancy Agreement is utilized by the Seller, that the form agreed to by the parties in the contract of sale be revised in accordance with Green Acres' stipulated revisions. Accordingly a revised form has been prepared and is on file in the Township Clerk's office; and

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

1. For the reasons set forth above, Township Committee hereby approves the following: 1) assignment of the purchase contract with Beitz to the non-profits, which non-profits will hold title in 1/3 shares and thereafter immediately deed their interests to the Township of Readington; 2) the Cooperative Purchase Agreement, including the amended title provisions, and 3) the revised Use and Occupancy agreement (in the event it needs to be utilized) as part of the purchase of the Property.

2. The Mayor, Deputy Mayor, Administrator, Clerk of the Township and Township Attorney are all hereby authorized and directed to take all reasonable, necessary, and lawful steps including execution of any and all necessary documents, toward completion of the acquisition of said Property, in the manner and subject to the terms and conditions specified above.

3. This resolution shall be effective immediately.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

**Potential Litigation / Personnel**

Mayor Huelsebusch stated that this matter remains in Executive Session.

**Personnel / Police Department**

The following resolution was offered for consideration:

**#R-2023-138**

**TOWNSHIP OF READINGTON**

**HUNTERDON COUNTY, NEW JERSEY**

**WHEREAS**, the Readington Police Department has vacancies in the rank of Lieutenant Scott Crater and Lieutenant John Insbella; and

**Resolution #2023-138 cont'd:**

**WHEREAS**, after testing and several rounds of interviews, the Township Administrator as Appropriate Authority recommends the promotion of Sergeant Steven Rindock to the rank of Lieutenant (Probationary); and

**BE IT RESOLVED**, this Resolution shall confirm the appointment of Steven Rindock to the rank of Lieutenant (Probationary) at a salary set by contract.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

The following resolution was offered for consideration:

**#R-2023-139**

**TOWNSHIP OF READINGTON**

**HUNTERDON COUNTY, NEW JERSEY**

**WHEREAS**, the Readington Police Department has vacancies in the rank of Lieutenant Scott Crater and Lieutenant John Insbella; and

**WHEREAS**, after testing and several rounds of interviews, the Township Administrator as Appropriate Authority recommends the promotion of Sergeant William DuFosse' to the rank of Lieutenant (Probationary); and

**BE IT RESOLVED**, this Resolution shall confirm the appointment of William DuFosse' to the rank of Lieutenant (Probationary) at a salary set by contract.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

The following resolution was offered for consideration:

**#R-2023-140**

**RESOLUTION APPOINTING RICHARD EVANS AS CLASS III OFFICER**

**WHEREAS**, there exists a need to fill a vacancy in the Class III ranks of the Police Department; and

**WHEREAS**, following the review of resumes and interviewing viable candidates it is the recommendation of the Public Safety Director and Township Administrator to hire Richard Evans to the position of Class III Police Officer at the current contract rates subject to the following conditions:

- the successful passing of a psychological examination; and
- full and complete background investigation; and

**Resolution #2023-140 cont'd:**

- medical and physical examination

**NOW THEREFORE BE IS FURTHER RESOLVED** that all provisions of the Township Personnel Policies shall be afforded Richard Evans during his employment.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

**Personnel / Zoning**

Mayor Huelsebusch stated that this matter remains in Executive Session.

**Contract Negotiations / PBA (Lieutenants)**

A **MOTION** was made by Mr. Mueller to approve the amendments to the Lieutenants contract as proposed, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

**Contract Negotiations / Shared Services Agreement / Fire Prevention Services & Fire Subcode Official**

The following ordinance was offered for introduction:

**AN ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING TOWNSHIP CODE CHAPTER 123, ARTICLE 1 UNIFORM FIRE SAFETY STANDARDS TO ESTABLISH A DESIGNATED LOCAL ENFORCING AGENCY RESPONSIBLE FOR THE ENFORCEMENT OF THE NEW JERSEY UNIFORM FIRE CODE**

**Ordinance #19-2023**

**WHEREAS**, the Township of Readington, for the preservation of the public health, safety and welfare of the municipality and its inhabitants, is concerned about the enforcement of the New Jersey Uniform Fire Code (N.J.S.A. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.); and

**WHEREAS**, the Township of Readington wishes to comply with the regulations set forth by the Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et. seq.) and ensure that the duties of the Fire Official are performed on a regular basis by a competent, responsible agency designated by the Township.

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

Section 1.

Chapter 123, Article 1 of the Readington Township Code, “Uniform Fire Safety Standards” is hereby deleted in its entirety and replaced with the following:

**§123-1. New Jersey Uniform Fire Code.**

**Ordinance #19-2023 cont'd:**

The New Jersey Uniform Fire Code shall be locally enforced in the Township of Readington by the adoption of this article, which the Uniform Fire Code is hereby incorporated by reference in its entirety herein.

**§123-2 Local Enforcing Agency Designation**

- A. The local enforcing agency shall be the Raritan Township Department of Fire Safety.
- B. The local enforcing agency established herein shall be part of the Department of Fire Safety and shall be under the direct supervision and control of the Fire Marshal, who shall be appointed by the Township of Raritan.

**§123-3 Local Enforcing Agency; Duties**

- A. Duties. The local enforcement agency shall enforce the New Jersey Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) in all buildings, structures, and premises within the established boundaries of the Township of Readington, other than owner-occupied one- and two- family dwellings and shall faithfully comply with the requirements of the New Jersey Uniform Fire Code.
- B. Required Life Hazard Use Inspections; Fees. The local enforcing agency shall carry out the cyclical inspections of life hard uses as required by the New Jersey Uniform Fire Code on behalf of the Commissioner of the Department of Community Affairs. The local enforcing agency shall also carry out inspections of non-life hazard uses pursuant to Section 123-6 of the Code of the Township of Readington. When in the opinion of the Fire Marshal there exist conditions likely to cause fire, contribute to the spread of fire, interfere with firefighting operations, endanger life, or violate the provisions or intent of this chapter, additional inspections may be made as often as necessary for the purpose of ascertaining these conditions and causing them to be corrected.
- C. Fees. The Department of Fire Safety shall also collect fees for permits, certificates of fire code compliance and certificates of smoke detector and carbon monoxide compliance (CSDCMAC) as set forth in the New Jersey Uniform Fire Code and Section 123-3(B) as follows:

Type of Permit	Fees
Type 1	\$55
Type 2	\$215
Type 3	\$430
Type 4	\$645
Type 5	Reserved

The application fee for a certificate of smoke detector and carbon monoxide alarm compliance shall be:

- 1. Requests for CSDCMAC received more than 10 business days prior to the change of occupancy: \$50.
- 2. Requests for CSDCMAC received four to 10 business days prior to the change of occupancy: \$100.
- 3. Requests for a CSDCMAC received fewer than four business days prior to the change of occupancy: \$160

A \$50 reinspection fee will be charged for all failed inspections. Certificate of code compliance: \$65

**§123-4. Appointment of Inspectors.**

In the event that it is necessary for the appointment of inspectors to carry out the provisions requiring inspection activity in the Township, such inspectors shall be appointed by the Raritan Township Committee upon the recommendation of the Fire Marshal. The inspector(s) shall be under the supervision and control of the Fire Marshal. The Readington Township Attorney shall serve as legal counsel for the enforcement of this chapter.

**123-5. Right to Appeal.**

Any person aggrieved by any order of the local enforcement agency shall have the right to appeal to the Construction Board of Appeals of the County of Hunterdon.

**Ordinance #19-2023 cont'd:**

**123-6. Non-Life Hazard Uses; Registration, Inspections, Fees.**

- A. Registration. Non-life hazard uses shall be registered with the local enforcing agency. Specifically, all non-life-hazard businesses and multiple-dwelling residential buildings in the Township of Readington shall register with the local enforcing agency on a form provided by the agency. New businesses and multiple-dwelling residential buildings must be registered within 30 days of occupancy. Failure to register will subject the owner of the business or multiple-dwelling residential building to a penalty of \$250 issued by the Fire Marshal.
- B. Inspections. Non-life-hazard uses shall be inspected through a cyclical program established by the local enforcing agency.
- C. Registration fees. The operator of a non-life-hazard business or multiple-dwelling residential building shall pay to the Raritan Township Department of Fire Safety a registration fee. This fee shall be assessed upon inspection. The fee shall be as follows (square footage is based upon gross floor area of all floors, including basements):
  - 1. As to business uses:
    - a. Occupancy under 2,000 square feet: \$65.
    - b. Occupancy 2,001 to 3,999 square feet: \$75.
    - c. Occupancy 4,000 to 5,999 square feet: \$125.
    - d. Occupancy 6,000 to 7,999 square feet: \$175.
    - e. Occupancy 8,000 to 9,999 square feet: \$225.
    - f. Occupancy 10,000 to 11,999 square feet: \$275.
    - g. Occupancy 12,000 to 13,999 square feet: \$325.
    - h. Occupancy over 14,000 square feet: \$375.
    - i. Retail or commercial common area: \$175.
  - 2. As to multiple-family residential dwellings:
    - a. Multiple-family dwellings:
      - i. One to five units: \$100.
      - ii. Six to 25 units: \$125.
      - iii. Over 25 units: \$225
- D. Failure to pay registration fees. It shall be unlawful to refuse to pay the registration fee after being given notice to do so as per the fee schedule established by the subsection. Any penalties assessed are in addition to others previously assessed. Full payment shall be made within 30 days of issuance of the notice by Raritan Township for payment of the registration fee. If payment is not received in 30 days, the matter will be referred to the Raritan Township Attorney for summary collection pursuant to the Penalty Enforcement Law (N.J.S.A. 2A:58-10 et. seq.). A minimum \$25 late penalty will be assessed.

**Section 2: Severability.**

The various parts, sections and clauses of the Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section, or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be effected thereby.

**Section 3: Repealer.**

Any ordinances or parts therefore in conflict with the provisions of the Ordinance are hereby repealed as to their inconsistencies only.

**Section 4. Effective Date.**

This Ordinance shall take effect upon final passage and publication as provided by law.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for September 5, 2023.*

***Contract Negotiations / 33 Railroad Avenue (Block 21.12, Lot 33)***

Attorney Jay Thatcher was present on behalf of the owners of Block 21.12 Lot 33. Attorney Thatcher stated that the homeowner is under contract to sell the home and will be submitting an application for a permit to relocate the driveway and restore the walkway with grass.

***Attorney-Client Privilege / Attorney-Client Privilege***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / July 17, 2023***

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of July 17, 2023, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Mayor Huelsebusch stated that this matter remains in Executive Session.

**SWEARING IN OF NEW LIEUTENANTS**

Municipal Clerk Parker swore in Sergeant Steven Rindock to the rank of Lieutenant.

Municipal Clerk Parker swore in Sergeant William DuFosse to the rank of Lieutenant.

**CONSENT AGENDA:**

Mayor Huelsebusch 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.*

Mr. Panico requested to remove *Item #1* from the Consent Agenda.

Deputy Mayor Mueller requested to remove *Items # 2 and 3* from the Consent Agenda.

1. \* **APPROVAL OF MINUTES** of meeting of July 17, 2023
2. \* **Tax Lien Redemption**

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 9, Lot 8 is a 100% permanently disabled veteran (date of determination – April 23, 2021) and,

**WHEREAS**, the property owner purchased the property on January 19, 2023.



***Tax Cancellation Refund Resolution Cont'd:***

***NOW THEREFORE BE IT RESOLVED*** by the Township Committee that the Tax Collector be authorized to cancel the 2023 property taxes for the time period of January 19 – December 31, 2023 and refund the owner \$3,303.62, the amount of taxes overpaid in 2023.

3. \* ***Tax Lien Redemption***

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 70.01, Lot 16.14 is a 100% permanently disabled veteran (date of determination – April 19, 2023) and,

***WHEREAS***, the property owner purchased the property on May 28, 2012.

***NOW THEREFORE BE IT RESOLVED*** by the Township Committee that the Tax Collector be authorized to cancel the 2023 property taxes for the time period of April 19 – December 31, 2023 and refund the owner \$2,352.21, the amount of taxes overpaid in 2023.

4. \* ***Release of Board of Health Escrow / Block 65, Lot 51***

5. \* ***Release of Board of Health Escrow / Block 1.01, Lot 14.15***

6. \* ***Hunterdon County Cultural Heritage Commission's 2024 County History Partnership Program Grant (CHPP) Application***

The following resolution was offered for consideration:

***#R-2023-141***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Hunterdon County Cultural and Heritage Commission has approved the 2024 County History Partnership Program Grant to provide Hunterdon County Cultural and Heritage Commission Re-grant funds; and

***WHEREAS***, the Readington Museums desires to further the public interest by obtaining funding in the amount of \$10,000 from the Hunterdon County Cultural and Heritage Commission Re-grant to fund the following operating support of the

*Readington Museums*

***NOW, THEREFORE***, the governing body/board resolves that Mayor is hereby authorized to:

- (a) make application for such Hunterdon County Cultural and Heritage Commission Re-grant funds,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above-named applicant; and

**Resolution #R-2023-141 cont'd:**

**WHEREAS**, the Hunterdon County Cultural and Heritage Commission shall determine if the application is complete and in conformance with the scope and intent of the Hunterdon County Cultural and Heritage Commission, adopted Freeholder Board Policies and the 2024 County History Partnership Program Grant adopted thereto, and notify the applicant of the amount of the funding award; and

**WHEREAS**, the applicant is willing to use the Hunterdon County Cultural and Heritage Commission Re-grant funds in accordance with such adopted Policies and Procedures, and rules, regulations, and applicable statutes;

**NOW, THEREFORE, BE IT FURTHER RESOLVED, BY THE** Township Committee of the Township of Readington:

1. That the Mayor of the above-named body or board is hereby authorized to execute any documents and agreements with the Hunterdon County Cultural and Heritage Commission known as Readington Museums Operating Support 2024 County History Partnership Program Grant ;
2. That the applicant has its share of funds, if required, in the amount of \$-0-;
3. That, in the event the County of Hunterdon’s funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

7. \* **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>
GENERAL	2-01	\$ 50,341.36
GENERAL	3-01	\$ 11,006,954.84
SEWER UTILITY OP FUND	3-02	\$ 180,780.20
OTHER TRUST	X-03	\$ 82,379.52
MISC REFUND, COUNTY		
TAX, LIENS	X-05	\$ 292.12
PAYROLL DEDUCTIONS	X-06	\$ 386,441.40
2018 CAP IMPROVEMENTS	X-21	\$ 10,684.54
2022-14 CAP IMPROVEMENTS	X-22	\$ 607.75
2023 CAP IMPROVEMENTS	X-23	<u>\$ 15,600.00</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 1,734,081.73</b>

A **MOTION** was made by Mr. Mueller to approve the Consent Agenda (*with the removal of Items #1, 2 & 3*), seconded by Mr. Heller and on Roll Call vote the following was recorded:

- Mr. Albanese -Aye
- Mr. Heller - Aye
- Mr. Mueller - Aye
- Mr. Panico - Aye
- Mayor Huelsebusch - Aye

**REPORT FROM PUBLIC SAFETY DIRECTOR / MAIN STREET TRAFFIC**

Public Safety Director Jim Curry was present to give a report on the pedestrian safety project along Main Street.

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

Andrew Roth spoke to the correspondence regarding raising weight limits on roads, the proposed streets and sidewalk ordinance and the salt storage ordinance.

**PUBLIC HEARING**

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

Clerk read by Title:

***An Ordinance Amending and Supplementing Ordinance #20-2022 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***ORDINANCE #17-2023***

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

There were none.

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

There were none.

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

Clerk read by Title:

***An Ordinance Amending and Supplementing Ordinance #20-2022 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***ORDINANCE #17-2023***

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

A **MOTION** was made by Mr. Panico to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 21 “FIRE DEPARTMENT ”  
OF THE CODE OF THE TOWNSHIP OF READINGTON***

***Ordinance #18-2022***

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

There were none.

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

Joe Krazowski inquired about the legal advertising and the process for selection of chief.

Patrick Paul spoke to group purchasing and inquired as to the need for the ordinance and the creation of Township Chief.

John Kozinski gave a brief history on the East Whitehouse Fire Company and its importance to the community. Mr. Kozinski requested that the Township Committee reconsider eliminating East Whitehouse as a fire department.

Tim Apgar spoke to the reality of the lack of response to calls from East Whitehouse Fire Company.

Phil Colasurdo spoke to Whitehouse Fire Company's attempt to merge with East Whitehouse Fire Company.

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

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 21 "FIRE DEPARTMENT "***  
***OF THE CODE OF THE TOWNSHIP OF READINGTON***

***Ordinance #18-2022***

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

Mr. Albanese	-Nay
Mr. Heller	- Nay
Mr. Mueller	- Nay
Mr. Panico	- Nay
Mayor Huelsebusch	- Nay

*The motion had failed.*

***CORRESPONDENCE / OTHER INFORMATION***

1. Letter dated July 18, 2023 from Robin Ray, Township Clerk/Administrator, Township of Bedminster in the matter of ***an Ordinance Amending Chapter 13 Entitled "Land Management Code" to Amend Section 13-407 "OR-V Office Research Village"***. No action taken.
2. Letter dated July 20, 2023 from Jennifer Ader, Municipal Clerk, Township of Tewksbury, in the matter of Introduction of ***1) An Ordinance of the Township of Tewksbury Vacating a Portion of Barlow Drive, 2) An Ordinance of the Township of Tewksbury Creating Title 9, public peace, morals, and welfare, 3) An Ordinance of the Township of Tewksbury Creating Title 9, public peace, morals and welfare, Chapter 9.26, illicit connection, 4) An Ordinance of the Township of Tewksbury Creating Title 9, public peace, morals and welfare, Chapter 9.22, privately-owned salt storage.*** No action taken.
3. Letter dated July 20, 2023 from Jennifer Ader, Municipal Clerk, Township of Tewksbury in the matter of Adoption of ***1) An Ordinance of the Township of Tewksbury Creating Title 9, public peace, morals and welfare, Chapter 9.18, refuse containers, 2) An Ordinance of the Township of Tewksbury Creating Title 9, public peace and morals and welfare, Chapter 9.16 Little Control, 3) An Ordinance of the Township of Tewksbury Creating Title 6, Animals, Chapter 6.08, Wildlife Feeding and 4) An Ordinance of the Township of Tewksbury Creating Title 12, Streets, sidewalks and public places, Chapter 12.30, Yard Waste.*** No action taken.
4. Memorandum dated July 24, 2023 from Maggie Schmitt, Township Clerk, Township of Raritan in the matter of an ***Ordinance of the Township of Raritan, County of Hunterdon, State of New Jersey, Amending Section 128 Chapter 296 of the Code of the Township of Raritan to Amend the Permitted Uses in the O-2 Business Office Zone District.*** No action taken.

5. Letter dated July 24, 2023 from Maggie Schmitt, Township Clerk, Township of Raritan in the matter of ***An Ordinance of the Township of Raritan, County of Hunterdon, Amending Section 128 Chapter 296 Entitled "Land Development: of the Code of the Township of Raritan to Amend the Permitted Uses in the O-2 Business Office Zone District.*** No action taken.
6. Email dated July 28, 2023 from Emily Traiforos, GoRail, in the matter ***Raising the Federal Weight Limit of Heavy Trucks on the Nation's Roads.*** No action taken.

#### **OLD BUSINESS**

1. ***An Ordinance Amending Chapter 65 "Alarms" of the Code of the Township of Readington***

Mr. Heller noted that the text of the ordinance regarding the number of false alarms and fees needs to be corrected to match the table provided.

The following ordinance was offered for introduction:

#### **AN ORDINANCE AMENDING CHAPTER 65 "ALARMS " OF THE CODE OF THE TOWNSHIP OF READINGTON**

##### **Ordinance #20 -2023**

**BE IT ORDAINED** by the Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey, that the following amendments shall be made to Chapter 65 "Alarms " of the Township of Readington as follows (changes marked thus signify new language; changes marked ~~thus~~ signify deletions):

#### **SECTION I.** Sec. 65-1 Purpose

##### § 65-1. Purpose.

The purpose of this chapter is to alleviate conditions which lead to an unnecessary drain on the manpower, time, space, facilities and finances of the Township of Readington and its Police Department and ~~fire companies~~ **Fire Department** and to deterioration in the quality of services to persons subscribing to alarm services. There have been a substantial number of false alarms associated with alarm systems which have been installed within the township. The number of false alarms has resulted in a situation which, if not remedied, will affect the general health, safety and welfare of the community and inhibit the response of the Police Department and ~~fire companies~~ **Fire Department** in a true emergency. The public interest therefore requires the enactment of rules, regulations, standards and procedures to regulate and control alarm systems installed within the township.

##### § 65-2. Scope.

The provisions of this chapter shall apply to any person or alarm business, other than the township, who operates, maintains or owns any alarm device producing a visual or audible sign of an emergency and designed to summon the Police Department or ~~fire companies~~ **Fire Department** or other municipal agencies to any location in response to any type of alarm signal. The terms of this chapter shall in no way prohibit alarm companies from providing services by private source to other offices within or without the township; however, this chapter shall apply to alarm companies providing services by private source to other companies within or without the township if the purpose of the furnishing of such service is to summon the Police or ~~fire companies~~ **Fire Department** of Readington Township to any location in response to any type of alarm signal.

##### § 65-3. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

#### **ALARM BUSINESS**

Any business operated by a person, partnership or corporation, for profit, which engages in the activity of altering, installing, leasing, maintaining, repairing, replacing, selling, servicing or responding to a fire or burglar alarm system or which causes any of these activities to take place.

#### **ALARM DEVICE**

Any type of alarm-activating equipment which provides warning of intrusion, fire, smoke, burglary, flood or like peril.

***Ordinance #20-2023 cont'd:***

**ALARM SYSTEM**

The installation in one or more commercial or residential buildings of one or more alarm devices for the express purpose of getting visual and/or audible warnings of an emergency such as intrusion, fire, smoke, burglary, flood or like peril.

**ALARM USER**

Any person, firm, partnership, association, corporation, company or organization of any kind in possession or control of any building, structure or facility wherein an alarm device or system is maintained, including but not limited to owners, tenants, sublessees, etc.

**CHIEF OF POLICE**

The Chief of Police of the Township of Readington Police Department or his designated representative.

**DESIGNATED REPRESENTATIVE**

The designee of the Chief of Police or Fire Official who performs a function required or permitted by this chapter under the supervision of the Chief of Police or Fire Official.

**DIAL ALARM**

Any type of alarm system utilizing telephone lines, transmitting an alarm directly through to the police switchboard, answering service or alarm company console providing warning of intrusion, fire or other peril.

**EMERGENCY PHONE NUMBER**

The primary phone number advertised to the public for requesting emergency services.

**FALSE ALARM**

Any alarm or signal of alarm actuated by inadvertence, negligence, intentional or unintentional acts of a person, domestic animal and/or household pet other than an intruder, and including alarms caused by mechanical failure, malfunction or improper installation of the alarm system and related equipment. It shall further include improper adjustment and/or sensitivity or failure to suppress false indications due to short flashes of light, wind, noises, rattling or vibrations of doors or other forces. "False alarm" shall not include actuations caused by power or phone line interruptions where such interruptions have been reported to the Police Department or ~~fire companies~~ ***Fire Department.***

**FIRE ALARM EQUIPMENT**

Equipment which includes the following:

**A.**

Devices which automatically detect heat, smoke or other products of combustion.

**B.**

Manual systems which activate a fire alarm signal.

**C.**

Mechanical systems designed and equipped to detect fires, actuate an alarm and suppress such fires, and include water flow alarms.

**FIRE OFFICIAL**

The Fire Official of the Township of Readington or his designated representative. The Fire Official serves concurrently as Fire Subcode Official.

**FIRE SERVICE**

The authorized township fire companies, ***individually and collectively acting as the Readington Township Fire Department*** providing fire protection and suppression in the Township of Readington.

**INDEPENDENT SMOKE DETECTOR**

A device giving an audible alarm indicating smoke and/or fire within the structure and not connected to an alarm system or to any internal sounding device outside the structure.

**LICENSEE**

The person who holds the license to install, operate and maintain the alarm/alarm console pursuant to the provisions of this chapter.

**LOCAL ALARM**

Any alarm system which, when activated, produces a signal not connected to an alarm console or a communication switchboard, including but not limited to business burglar alarms, actuating bell or other sound-generating devices and/or light-emitting devices providing warning of intrusion or other peril. The term "local alarm" shall not include an alarm system solely connected to a registered motor vehicle, nor shall the term include equipment designed to signal solely within a building or series of buildings and which does not emit signals, visible or audible, to persons outside such building or buildings, i.e., independent smoke detector.

**PERMITTEE or REGISTRANT**

Any person who owns an alarm device who has obtained a permit according to the provisions of this chapter.

**PERSON**

Any natural person or individual or any firm, partnership, association, limited partnership, sole proprietorship, corporation or any other business entity.

***Ordinance #20-2023 cont'd:***

§ 65-4. Registration of alarm system.

A.

No person shall install, operate, connect or maintain or cause to be installed, connected, operated or maintained any police, burglary, fire, automatic emergency or other alarm equipment, device or system for the purpose of transmitting a visual, audible or electronic signal or alarm or reporting a signal or alarm to the attention of the Police Department or ~~fire companies~~ ***Fire Department*** for the purposes of summoning the Police Department, ~~fire companies~~ ***Fire Department*** or any other municipal agency or person obtaining some response thereto without first having registered such system in accordance with the provisions of this chapter. Registration of the system occurs when all information contained on the registration statement is deemed complete. The Police Department shall provide a copy of all approved registration forms to the Township Fire Official.

B.

No person shall install, connect, operate or maintain or cause to be installed, connected, operated or maintained any alarm system reporting to any commercial central alarm receiving station which will result in the central alarm receiving station requesting the Police Department and/or ~~fire companies~~ ***Fire Department*** to respond to any location within the Township of Readington in response to signals or transmissions from an intrusion or fire alarm system without first having registered the system with the Chief of Police as hereinafter provided.

§ 65-5. Registration procedures.

A.

All persons required under this chapter to complete a registration form shall make application to the Police Department on the form provided therefor, which application shall be accompanied by a processing fee of \$25. Changes in equipment, information or re-registration of new owners or users will require a fee of \$25. Upon payment of the fee and filing of the registration statement, two decals will be issued to the registrant. These decals shall be placed in plain view near the front/main entrance and the rear/secondary entrance of the registrant's residence. Registration fees for present subscribers to an existing alarm system in place on or before the effective date of this chapter shall be waived.

B.

The application shall contain:

(1)

The name, address and telephone number of the applicant.

(2)

The name, address and telephone number of the owner, occupant or user of the property upon which the alarm system is installed.

(3)

The location of the device, alarm equipment or system.

(4)

The name, address and telephone number of the installer.

(5)

The type of device, alarm equipment or system.

(6)

The list of names, addresses and telephone numbers of persons to be contacted in the event of an alarm or an emergency situation as determined by the Police Department and ~~fire companies~~ ***Fire Department*** and other information which may be required by the Chief of Police.

(7)

The names, addresses and twenty-four-hour telephone number of the person(s) or company maintaining the system.

(8)

The person(s) responsible to remit fees or assessed fines under the provisions of this chapter.

(9)

***The Police Chief or designee shall provide copies of all registrations to the Fire Official.***

C.

Registration shall not be transferred or assigned in any manner.

D.

No further renewal or registration shall be required unless and until there is a material change in the information previously submitted with respect to any alarm system or a change in the ownership or tenancy of the affected property. In such event, it shall be the duty of the owner, tenant and/or user of the alarm system, within 10 days of such material change, to file a supplemental or revised registration statement containing accurate and current information. Failure to comply with this section shall be deemed a violation hereof and shall subject the violator to the penalties contained herein.<sup>[1]</sup>

***Ordinance #20-2023 cont'd:***

[1]

E.

The registration statement shall be accepted upon the expressed condition that the registrant shall indemnify and hold the Township of Readington or its agents or employees harmless from and on account of any and all damages or liability arising out the activities of the registrant or its alarm contractor related to the alarm equipment, device or system or the operation and maintenance of the same, which shall be the sole responsibility of the person having had the same installed or connected.

F.

Each separate building, store, premises, place or location having an alarm system shall require a separate registration, regardless of common ownership thereof.

G.

Excluded from the registration provisions of this section shall be independent smoke detectors that do not emit an audible or visible signal outside of the structure.

H.

Any alarm business and/or property owner having knowledge of the sale of a/his residence or change of tenants of a/his leased property, respectively, shall be responsible for notifying the Police Department and ~~fire companies~~ **Fire Department** when the property is sold or the tenants changed. The alarm business or property owner shall notify the Police Department and ~~fire companies~~ **Fire Department** of the name of the new owner or tenant whether or not the new tenant or new owner is continuing to have an alarm device or system on the property.

I.

All information submitted in compliance with this chapter shall be held in the strictest confidence and shall be deemed a record exempt from public disclosure pursuant to New Jersey Statutes. Any violation of confidentiality shall be deemed a violation of this chapter.

§ 65-6. Installation, activation and operation of new alarm system.

A.

Each alarm system as defined herein and installed after the effective date of this chapter shall utilize discrete circuitry for multipurpose alarm systems to ensure appropriate emergency response.

B.

Any alarm system which requires for its operation electricity supplied by a public utility may be equipped with a battery rendering it operable in the event of a power outage if so desired by the property owner. Such a battery backup shall be required for any alarm system which will trigger itself automatically in the event of a power outage.

C.

Every alarm system must be provided with a device which will shut the alarm off after 30 minutes of activation.

D.

Every burglar alarm system shall be equipped with a time delay of at least 15 seconds, which may include an audible signal of the same length of time, said time delay to be designed to prevent accidental activation of the system. The fifteen-second audible signal, if utilized, shall be audible only within the structure and not externally.

E.

No alarm system may be connected directly or indirectly to the Township Police Department or ~~fire companies~~ **Fire Department**.

F.

No person shall install, cause to be installed or permit to be installed any alarm device, by whatever name known, which automatically selects a telephone line dedicated to the Police Department or ~~fire companies~~ **Fire Department** or its designee for the purpose of playing a recorded message to report any emergency. All dial alarm systems shall be programmed to dial Hunterdon County Communications at ~~(201) 782-0911~~ **908-782-0911**<sup>[1]</sup>

[1]

G.

All dial alarms shall be capable of being disconnected in the event of a false alarm.

H.

The Police Department, ~~fire companies~~ **Fire Department** or other public departments or officials shall not be responsible in any way for the resetting or maintenance of any alarm system.

I.

No alarm business or persons owning, using or possessing an alarm system shall cause or permit the giving of repeated false alarms, for test purposes or otherwise, whether intentional, accidental or otherwise. Owners/operators of such alarms shall be governed by the false alarm procedures and penalties set forth in this chapter.<sup>[2]</sup>

[2]

J.

The contents of a dial alarm message shall be clear and intelligible and in the format approved by the Chief of Police or Fire Official. No such message shall be transmitted more than two times as a result of a single stimulus of the mechanism. Messages shall not exceed 15 seconds and the time gap between each shall not exceed 10 seconds.



***Ordinance #20-2023 cont'd:***

K.

The sensory mechanism of dial alarms shall be adjusted so as to suppress false indications and not be actuated by impulses due to short flashes of light, wind, noises, rattling or vibration of doors or other forces unrelated to general alarms.

L.

Permits for local alarm systems shall not be issued to buildings which are not owner-occupied prior to receipt by the Chief of Police of satisfactory proof that the occupant of the building has been notified of the existence of such alarm system or of the intent to install a local alarm system and the provisions of this chapter.

M.

By installing an alarm system and registering the same with the Township of Readington, each registrant agrees to identify and hold harmless the Township of Readington, the Police Department and the mutual aid volunteer ~~fire companies~~ ***Fire Department*** of Readington Township and mutual aid companies, its agents, servants and employees from and against any and all claims, suits, damages, costs, losses and expenses and to release the Township of Readington, the Police Department and the mutual aid volunteer ~~fire companies~~ ***Fire Department*** of Readington Township and mutual aid companies, its agents, servants and employees from any and all liability or damages in any way resulting from or arising out of or connected with the installation, operation or maintenance of an alarm system or any act or omission connected therewith.

§ 65-7. Revocation or suspension of registration.

A.

Any registration of alarm equipment under the provisions of this chapter may be suspended or revoked by the Chief of Police or Fire Official or his designee for any violation of or failure to comply with the provisions of this chapter, including the following:

(1)

The registrant, his agent or employee willfully failed and/or did not comply with the request by the Police Department to proceed immediately to the location of permittee's alarm to render necessary services to disarm the same.

(2)

The registrant, his agents or employees knowingly installed or maintained a faulty alarm device. An inordinate number of false alarms within a short duration of time shall be prima facie evidence that such alarm device is knowingly installed or maintained in a faulty manner.

B.

No registration shall be revoked or suspended without giving the registrant 15 days' notice in writing of such action and an opportunity to show cause before the Chief of Police, Fire Official or their designee why such action shall not be taken. Any person aggrieved by the actions or determination of the Chief of Police, Fire Official or their designee and a denial of a registration or the suspension or revocation of any registration provided for in this chapter may be appealed to the Township Committee of the Township of Readington within five days of receiving such notice of the denial of the registration or revocation of the registration by filing notice of appeal with the Township Clerk. Any revocation or suspension of an alarm registration by the Chief of Police, Fire Official or their designee shall not prevent prosecution in Municipal Court for the violation of any provision of this chapter.

§ 65-8. Prohibited alarm devices.

Subject to the provisions of § **65-6** hereof, alarm devices which automatically use a pre-taped or prerecorded verbal message or other type of message which alerts the Police Department or ~~fire companies~~ ***Fire Department*** of the Township of Readington that an emergency exists or that its services are needed through the use of these systems and which automatically dials any telephone number to obtain such services are hereby prohibited.

§ 65-9. Operation and maintenance of alarms.

A.

All components of alarm systems, alarm devices and local alarms shall be maintained by the owners or users thereof in good condition and repair. When evidence exists that there has been a failure by such owners or users to properly maintain an alarm device, the Chief of Police or Fire Official or their designee is authorized to demand that such devices be disconnected until such time as appropriate repairs and/or modifications are made.

B.

When evidence exists that an alarm company, and not the owner or user, is responsible for the maintenance of an alarm system or an alarm device or that said alarm company has failed to properly maintain said system, device or alarm after reasonable requests to do so by the owner or user, such alarm company shall be subject to the provisions of § **65-10** herein.

C.

When evidence exists that an independent contractor, subcontractor or employee of the owner or user, and not the owner or user, is responsible for false alarms by reason of negligent disregard of warnings indicating an alarm failure, such independent contractor, subcontractor or employee shall be subject to the provisions of §§ **65-10** and **65-11** hereof.

**Ordinance #20-2023 cont'd:**

§ 65-10. False alarms; investigations.

A.

In the case of false alarms which summon the Police Department or ~~fire companies~~ **Fire Department** to respond, the Chief of Police or Fire Official, as appropriate, shall cause an investigation to be made and shall keep a record of such false alarms on file.

B.

In the event of the occurrence of ~~three~~ **four** false alarms in a twelve-month period, the registrant shall, within three days after written request to do so from the Chief of Police or Fire Official, complete a written report setting forth the cause or causes of the false alarm, the corrective action taken and a statement as to whether the alarm system has been inspected and/or serviced by an alarm system company and such other information as the Chief of Police and Fire Official may reasonably require.

C.

Fines. - **Residential**

(1)

Owners and/or users of alarm systems shall be subject to the following minimum fine schedule for false alarms:

(a)

For the first, second, ~~and third~~ and **fourth** false alarms in any twelve-month period, a ~~warning by the Chief of Police or Fire Official or their designee shall be issued.~~ a minimum fine of \$50 per occurrence shall be paid to the Township of Readington. **However, the fine maybe waived at the discretion of the Fire Official with the acceptance of a written reports filed by either the property owner or alarm company within 48 hours of the false alarm.**

(b)

~~For the fourth false alarm in the same twelve-month period, a minimum fine of \$50 per occurrence shall be paid to the Township of Readington.~~

(b)

For the fifth to tenth false alarm in any twelve-month period, a fine of \$150 per occurrence shall be paid to the Township of Readington.

©

After the occurrence of the tenth false alarm in a twelve-month period, a fine of \$500 per occurrence shall be assessed against the registrant and paid to the Township of Readington.

**Fines – Commercial/Industrial**

(1)

**Owners and/or users of alarm systems shall be subject to the following minimum fine schedule for false alarms:**

(a)

**For the first, second, third and fourth false alarms in any twelve-month period, a minimum fine of \$150 per occurrence shall be paid to the Township of Readington. However, the fine maybe waived at the discretion of the Fire Official with the acceptance of a written reports filed by either the property owner or alarm company within 48 hours of the false alarm.**

(b)

**For the fifth to tenth false alarm in any twelve-month period, a fine of \$300 per occurrence shall be paid to the Township of Readington.**

(c)

**After the occurrence of the tenth false alarm in a twelve-month period, a fine of \$1,500 per occurrence shall be assessed against the registrant and paid to the Township of Readington.**

Number of False Alarms	Minimum Fine/Penalty	
	Residential	Commercial/Industrial
1 to 4	\$50 per occurrence	\$150 per occurrence
5 to 10	\$150 per occurrence	\$300 per occurrence
11 or more	\$500 per occurrence	\$1500 per occurrence
Additionally, owners and/or users of alarm systems shall be responsible for the reimbursement of manpower and equipment per the municipal reimbursement rate schedule (attached) after four (4) false alarms.		
The calculation of the number of false alarms shall be without regard to whether the false alarms involved intrusion alarms or fire alarms.		

***Ordinance #20-2023 cont'd:***

(2)

Service fees shall be payable to the Township of Readington within 30 days of written notice of the fourth and subsequent false alarms. The calculations of the number of false alarms shall be without regard to whether the false alarms involved intrusion alarms or fire alarms.

D.

Where the investigation of the Police Department or ~~fire companies~~ ***Fire Department*** discloses a continued abuse of the privilege and a disregard by the registrant for taking remedial steps to avoid such false alarms, the Township of Readington reserves the right to require disconnection of the alarm system for a limited or permanent time by the Chief of Police, Fire Official or their designee, provided that no such registration shall be revoked or suspended without giving the registrant an opportunity to show cause before the Chief of Police, Fire Official or their designees why such actions shall not be taken.

E.

The determination of the Chief of Police or the Fire Official in such matters shall be based upon the effect on the general public health, safety and welfare of the continued use/abuse of the alarm system in question.

F.

Failure to remit the required service fee or to comply with the Chief of Police or Fire Official's determination that a disconnection is required shall subject the registrant to the penalties set forth herein. Each and every day the registrant fails to comply with the provisions of this chapter shall constitute a separate and continuing offense. Any registrant shall, by completion of the registration form, be deemed to have consented to an inspection of the premises on which said alarm devices are installed at reasonable hours by the Chief of Police or his designated representative.

G.

The provisions of this chapter and any violations hereof are enforceable by the Chief of Police or Fire Official or their designee in the Municipal Court of the Township of Readington.

§ 65-11. Violations and penalties.

A.

Any person who fails to register an alarm system as required by this chapter is subject to a minimum fine of ~~\$50~~ ***\$250*** and a maximum fine of ~~\$500~~ ***\$1,000*** for each and every violation.

B.

Any owner or user of an alarm system who installs such system which is not in compliance with this chapter is subject to a minimum fine of ~~\$50~~ ***\$500***. Additionally, said owner or user may be required to remove such alarm system.

C.

Any individual who intentionally, willfully or maliciously destroys or injures any of the post, lawn boxes or alarm apparatus owned by the Township of Readington or intentionally, willfully or maliciously interferes with the operation of the same or with any part thereof or who hinders or impedes any of the operations intended to be accomplished thereby shall, upon a conviction thereof, be imprisoned in the County Jail for a term not exceeding 90 days and/or a period of community service or shall forfeit and pay a fine not exceeding \$500 dollars, or both. Any person convicted of a violation of this subsection may, in the discretion of the Municipal Judge, be imprisoned in the County Jail for a term not exceeding 90 days.

D.

Any person who intentionally causes the giving of a false alarm shall be in violation of this chapter and shall be subject to a penalty of not less than ~~\$100~~ ***\$500*** and not more than ~~\$1,000~~ ***\$5,000*** and/or imprisonment for any term not to exceed 90 days and/or by a period of community service not to exceed 90 days for each such offense.

E.

Any person testing an alarm system covered by the provisions of this chapter shall notify either police headquarters for intrusion devices or the Fire Official for fire alarm devices immediately prior to and immediately after the testing is completed. Failure to do so will constitute a violation of this chapter and shall subject such persons to the penalties set forth herein.

F.

The Chief of Police and Fire Official shall cooperate in connection with the administration of this chapter and the development of the forms, permits, decals, records and other documents used by the Chief of Police.

§ 65-12. Exceptions.

A.

The provisions of this chapter shall not apply to general alerting alarms that may be used by ~~fire companies~~, ***Fire Department***, ambulance squads or civil defense agencies to summon its members. Moreover, the provisions of this chapter do not apply to alarm systems affixed to motor vehicles.

B.

Any owner or use of an alarm system who accidentally activates his or her burglar alarm and properly notifies the Police Department within three minutes after activation will not be charged with a false alarm.

C.

This grace period shall not apply to false fire alarms.

***Ordinance #20-2023 cont'd:***

§ 65-13. Rules and regulations.

A.

The Chief of Police in conjunction with the Fire Official may, from time to time, prescribe and promulgate subsequent rules and regulations for the installation and connection of alarm equipment, devices or systems covered by the terms of this chapter and for the performance, maintenance and operation of the same as may be reasonably necessary to fulfill the purposes of this chapter.

B.

Such rules and regulations shall be made, prescribed and promulgated to sufficiently ensure an effective and uniform police/fire alarm system with proper installation and connection; provide for maintenance of records and efficient management of the alarm system, the speed and accuracy of the operation and reporting of said alarms, minimizing mechanical failure and minimizing false alarms and the consequential dangers of the same to citizens of Readington Township; provide for the proper monitoring of alarms and proper response to such alarms and prevention of nuisances or other interferences or hindrances of the proper operation and duties of the Police Department.

C.

Said rules and regulations and all changes thereof shall be subject to the approval of the Township Committee.

D.

Said rules and regulations shall be in writing and shall be given to each registrant at the time of application.

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

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

**SECTION 4.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

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

Mr. Albanese	-Nay
Mr. Heller	- Nay
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for September 5, 2023.*

2. ***An Ordinance Amending Chapter 204 "Streets and Sidewalks" of the Code of the Township of Readington, County of Hunterdon***

Township Attorney Dragan cited some recent court cases that resulted in the ordinances being deemed unconstitutional.

The Committee discussed enforcement and the need for a study to be done by the Police Department or the Township's traffic consultant. This item will be tabled at this time.

3. ***Resolution Establishing and Adopting the Readington Township Complete and Green Streets Policy - memorandum dated June 19, 2023 from Ann Marie Lehberger, Planning Board Secretary***

The Committee discussed and agreed that they would be in support of the resolution if the following language was eliminated:

*“In any project, should the cost of pedestrian, public transit, and/or bicycle facilities cause an increase in project costs in excess of 20%, as determined by engineering estimates, that would have to be funded with local tax dollars, then and in that event, approval by the Township Committee must be obtained for same prior to bidding of the project.”*

A **MOTION** was made by Mr. Albanese to send a recommendation to the Planning Board to amend the resolution as discussed, seconded by Mr. Panico and on Roll Call vote the following was recorded:

Mr. Albanese -Nay  
Mr. Heller - Nay  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

### **NEW BUSINESS**

1. ***An Ordinance Amending the Code of the Township of Readington to Establish Requirements Governing the Storage of Salt and Other Solid De-Icing Materials on Privately Owned Property in the Township of Readington, County of Hunterdon and State of New Jersey***

The following ordinance was offered for introduction:

***AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF READINGTON TO ESTABLISH REQUIREMENTS GOVERNING THE STORAGE OF SALT AND OTHER SOLID DE-ICING MATERIALS ON PRIVATELY OWNED PROPERTY IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY***

***ORDINANCE # 21-2023***

***BE IT ORDAINED***, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that the Code of the Township of Readington is hereby amended to add the following new Chapter entitled “Privately-owned Salt Storage” and provisions as follows:

#### **SECTION 1. PURPOSE**

The purpose of this ordinance is to prevent stored salt and other solid de-icing materials from being exposed to stormwater. This ordinance establishes requirements for the storage of salt and other solid de-icing materials on properties not owned or operated by the municipality (privately-owned), including residences, in Readington Township to protect the environment, public health, safety and welfare, and to prescribe penalties for failure to comply.

#### **SECTION 2. DEFINITIONS**

For the purpose of this ordinance, the following terms, phrases, words, and their derivations shall have the meanings stated herein unless their use in the text of this Chapter clearly demonstrates a different meaning. When consistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word “shall” is always mandatory and not merely directory.

**“De-icing materials”** means any granular or solid material such as melting salt or any other granular solid that assists in the melting of snow.

**“Impervious surface”** means a surface that has been covered with a layer of material so that it is highly resistant to infiltration by water.

**“Storm drain inlet”** means the point of entry into the storm sewer system.

**“Permanent structure”** means a permanent building or permanent structure that is anchored to a permanent foundation with an impermeable floor, and that is completely roofed and walled (new structures require a door or other means of sealing the access way from wind driven rainfall).

***Ordinance #21-2023 cont'd:***

A fabric frame structure is a permanent structure if it meets the following specifications:

1. Concrete blocks, jersey barriers or other similar material shall be placed around the interior of the structure to protect the side walls during loading and unloading of de-icing materials;
2. The design shall prevent stormwater run-on and run through, and the fabric cannot leak;
3. The structure shall be erected on an impermeable slab;
4. The structure cannot be open sided; and
5. The structure shall have a roll-up door or other means of sealing the access way from wind driven rainfall.

**“Person”** means any individual, corporation, company, partnership, firm, association, or political subdivision of this State subject to municipal jurisdiction.

**“Resident”** means a person who resides on a residential property where de-icing material is stored.

**SECTION 3. DEICING MATERIAL STORAGE REQUIREMENTS**

A. Temporary outdoor storage of de-icing materials in accordance with the requirements below is allowed between October 15th and April 15th:

1. Loose materials shall be placed on a flat, impervious surface in a manner that prevents stormwater run-through;
2. Loose materials shall be placed at least 50 feet from surface water bodies, storm drain inlets, ditches and/or other stormwater conveyance channels;
3. Loose materials shall be maintained in a cone-shaped storage pile. If loading or unloading activities alter the cone-shape during daily activities, tracked materials shall be swept back into the storage pile, and the storage pile shall be reshaped into a cone after use;
4. Loose materials shall be covered as follows:
  - a. The cover shall be waterproof, impermeable, and flexible;
  - b. The cover shall extend to the base of the pile(s);
  - c. The cover shall be free from holes or tears;
  - d. The cover shall be secured and weighed down around the perimeter to prevent removal by wind; and
  - e. Weight shall be placed on the cover(s) in such a way that minimizes the potential of exposure as materials shift and runoff flows down to the base of the pile.
    - (1) Sandbags lashed together with rope or cable and placed uniformly over the flexible cover, or poly-cord nets provide a suitable method. Items that can potentially hold water (e.g., old tires) shall not be used;
5. Containers must be sealed when not in use; and
6. The site shall be free of all de-icing materials between April 16th and October 14th.

B. De-icing materials should be stored in a permanent structure if a suitable storage structure is available. For storage of loose de-icing materials in a permanent structure, such storage may be permanent, and thus not restricted to October 15 -April 15.

***Ordinance #21-2023 cont'd:***

C. All such temporary and/or permanent structures must also comply with all other local ordinances, including building and zoning regulations.

D. The property owner, or owner of the de-icing materials if different, shall designate a person(s) responsible for operations at the site where these materials are stored outdoors, and who shall document that weekly inspections are conducted to ensure that the conditions of this ordinance are met. Inspection records shall be kept on site and made available to the municipality upon request.

1. Residents who operate businesses from their homes that utilize de-icing materials are required to perform weekly inspections.

**SECTION 4. EXEMPTIONS**

Residents may store de-icing materials outside in a solid-walled, closed container that prevents precipitation from entering and exiting the container, and which prevents the de-icing materials from leaking or spilling out. Under these circumstances, weekly inspections are not necessary, but repair or replacement of damaged or inadequate containers shall occur within 2 weeks.

If containerized (in bags or buckets) de-icing materials are stored within a permanent structure, they are not subject to the storage and inspection requirements in Section III above. Piles of de-icing materials are not exempt, even if stored in a permanent structure.

This ordinance does not apply to facilities where the stormwater discharges from de-icing material storage activities are regulated under another NJPDES permit.

**SECTION 5. ENFORCEMENT**

This ordinance shall be enforced by the Readington Township Police Department during the course of ordinance enforcement duties, or another public officer as may be appointed, designated, or directed by the Township Committee.

**SECTION 6. VIOLATIONS AND PENALTIES**

Any person(s) who is found to be in violation of the provisions of this ordinance shall have 72 hours to complete corrective action. Repeat violations and/or failure to complete corrective action shall result in a fine of \$50.00.

**SECTION 7. SEVERABILITY**

Each section, subsection, sentence, clause, and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause, and phrase, and finding or holding of any such portion of this Ordinance to be unconstitutional, void, or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

**SECTION 8.** The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

**SECTION 9. EFFECTIVE DATE.**

This ordinance shall take effect immediately upon final adoption and publication according to the law of the State of New Jersey.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for September 5, 2023.*

2. ***An Ordinance of the Township of Readington Amending Chapter 225 of the Code of Readington Township Entitled "Vehicles and Traffic"***

The Committee discussed that the Township Engineer would reach out to Somerset County and Township of Bedminster regarding additional signage.

The following ordinance was offered for introduction:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING CHAPTER 225 OF THE CODE OF READINGTON TOWNSHIP ENTITLED " VEHICLES AND TRAFFIC"***

***ORDINANCE #22-2023***

***WHEREAS***, the Township Committee is aware of the safety issues, including overweight vehicles on Lamington Road Bridge; and

***WHEREAS***, the Township Committee is actively monitoring, reviewing, and implementing traffic safety improvements in the township; and

***WHEREAS***, the Township Committee wishes to enhance safety on Lamington Road; and

***NOW, THEREFORE, IT IS ORDAINED*** by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Section 225 of the Code of the Township of Readington is hereby amended as follows:

***SECTION 1.*** The findings in the foregoing preambles are incorporated herein as if fully set forth at length.

***SECTION 2.*** Section 225-7(K) Schedule XI: Commercial Vehicles over Certain Weights is amended to include **Lamington Road from Old Highway 28 to the Bedminster border**

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

***SECTION 4.*** If any section, paragraph, subsection, clause, or provision of this chapter shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged and the remainder of this chapter shall be deemed valid and effective.

***SECTION 5.*** All former traffic ordinances of the Township of Readington, and all ordinances or sections or portions of ordinances or the Readington Township Code which are in conflict with or inconsistent with the provisions of this chapter are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this chapter.

***SECTION 6.*** This ordinance shall become effective immediately upon publication according to law and upon DOT (Department of Transportation) and any other applicable agency approval.

***A MOTION*** was made by Mr. Mueller to introduce this ordinance as amended, seconded by Mr. Panico and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Nay
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye



*The Public Hearing was scheduled for September 5, 2023.*

3. ***Application for Special Events Permit / Silver Bit and Spur / Costa Rican Heritage Event: Zapote USA***

Jennifer Sanchez was present to give a brief overview of the event.

A ***MOTION*** was made by Mr. Albanese to approve the special event permit with the stipulations as noted by the police department, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

4. ***Acceptance of Maintenance Surety Bond / Toll NJI, LLC (Regency at Readington - Phase 1)***

Attorney Dragan advised that this maintenance bond has already expired and recommended that the Township not approve the bond.

A ***MOTION*** was made by Mr. Panico to accept the maintenance surety bond for Regency at Readington Phase 1, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese -Nay  
Mr. Heller - Nay  
Mr. Mueller - Nay  
Mr. Panico - Nay  
Mayor Huelsebusch - Nay

5. ***Acceptance of Maintenance Surety Bond / Toll NJI, LLC (Regency at Readington Phases 2,3.&4)***

A ***MOTION*** was made by Mr. Panico to accept the maintenance surety bond for Regency at Readington Phase 2, 3 & 4, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

6. ***Resolution Approving an \$8,000 Interest Free Loan via the Affordable Housing Trust Fund to Owner of Property Located at 117 Dove Cote Court***

The following resolution was offered for consideration:

***#R-2023-142***

***TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY***

***WHEREAS***, the Township of Readington (“Township”) offers an Affordability Assistance Program which was authorized by Ordinance #09-2020 adopted on March 16, 2020, and is more specifically set forth within the Township’s 2020 Amended Third Round Housing Element and Fair

**Resolution #2023-142 cont'd:**

Share Plan endorsed by the Township Committee of Readington Township by Resolution R-2020-63 adopted on June 15, 2020; and

**WHEREAS**, the aforementioned Affordability Assistance Program is designed to help homeowners living in affordable housing units in Readington Township with replacing appliances that have broken or are at the end of their lives, and no longer run efficiently; and

**WHEREAS**, the Township offers this assistance as an interest free loan through the Affordable Housing Trust Account, to be paid back when the home transfers to the next owner or sooner, if the homeowner chooses to do so; and

**WHEREAS**, Sandra Neary, who owns and resides at a condominium unit on 117 Dove Cote Court, Whitehouse Station, NJ 08889, has applied to participate in the Affordability Assistance Program; and

**WHEREAS**, the Readington Township Housing Office has determined that Sandra Neary is eligible, and has been approved to participate in the Affordability Assistance Program in order to replace her furnace and central air conditioning system; and

**WHEREAS**, the interest free loan will be in the amount of \$8,000.00; and

**WHEREAS**, the CFO has certified that funds are available to provide this loan.

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

1. The Township Committee finds that Sandra Neary, the owner of Affordable Housing unit located at 117 Dove Cote Court, Whitehouse Station, NJ 08889 (Readington Township) is eligible and approved for participation in the Readington Township Affordability Assistance Program, and will be granted an \$8,000.00 interest free loan via the Affordable Housing Trust Fund, to be paid back when the home transfers to the next owner or sooner if the homeowner wishes to replace her furnace and air conditioning system.
2. The Mayor, Deputy Mayor, Administrator, Clerk of the Township, Municipal Housing Liaison, and the Township Attorney are all authorized and directed, as applicable, to take all reasonable, necessary, and lawful steps including preparation and signing of all necessary documents, in the manner and subject to the terms and conditions specified above,
3. This Resolution shall be effective immediately.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

7. ***Resolution Authorizing the Purchase of Road Patching Equipment (Sourcewell)***

The following resolution was offered for consideration:

***#R-2023-143***

***RESOLUTION – AUTHORIZING PURCHASE OF ROAD PATCHER***

***WHEREAS***, the Township of Readington wishes to purchase a road patcher to replace a unit in disrepair; and

***WHEREAS***, N.J.S.A. 52:34-6.2 (b) P.L. 2011, c. 139 was enacted into law permitting agencies to use national purchasing cooperatives; and

***WHEREAS***, SOURCEWELL maintains National Cooperative Purchasing Agreement Contracts, which are competitively awarded nationally leveraged cooperative purchasing contracts, through which members can make purchases; and

***WHEREAS***, the Township of Readington is a member of SOURCEWELL as authorized by N.J.S.A. 52:34-6.2; and

***WHEREAS***, Cimline, Inc., 2601 Niagara Lane N., Plymouth, MN 55447 was awarded contract #80521-CME and Trius, Inc. 5049 Industrial Road, Farmingdale, NJ 07727 is the local dealer; and

***WHEREAS***, the Township Department of Public Works was not able to find a suitable or similar replacement for this equipment under a NJ State Contract; and

***WHEREAS***, the Township Qualified Purchasing Agent has determined that the SOURCEWELL Contract #80521-CME best meets the needs of the Township to purchase one new Cimline Two-Person Patcher with associated equipment in the amount of \$151,255.00; and

***WHEREAS***, information regarding the contract may be found at the Township of Readington during regular business hours, as well as on the SOURCEWELL website at <https://files.sourcewell.org/public/Shared%20Documents/Solicitations/080521-10411/080521-CME/Contract%20Documents/Cimline%20Contract%20080521.pdf>; and

***WHEREAS***, as required the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement was published on July 21, 2023 and no objections have been received to date; and

***WHEREAS***, SOURCEWELL has reviewed the quote provided by Trius, Inc. through SOURCEWELL's Contract #80521-CME and finds the pricing to be in compliance with the terms of the contract.

***WHEREAS***, the Chief Finance Officer has certified the availability of funds for this contract.

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, does hereby award the contract in the amount of \$151,255.00 pursuant to the proposal.

***BE IT FURTHER RESOLVED*** that a copy of this Resolution and the purchase order for this award shall be forwarded to SOURCEWELL so the necessary order confirmation can be prepared by them and sent to the contractor as authorization to proceed.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

8. **Resolution Authorizing New Jersey State Cooperative Purchases (Oil and Stone Treatment)**

The following resolution was offered for consideration:

**#R-2023-144**

**TOWNSHIP OF READINGTON  
RESOLUTION AUTHORIZING NEW JERSEY STATE COOPERATIVE PURCHASES**

**WHEREAS**, the Township of Readington wishes to purchase Oil and Stone Treatment from an authorized vendor under the New Jersey State Master Contract #19-GNSV2-00861, T0869; and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

**WHEREAS**, Morris Asphalt Company, Inc., P.O. Box 305, Lafayette, New Jersey, 07848 has been awarded New Jersey State Master Contract for Oil and Stone Treatment and

**WHEREAS**, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$357,385.00; and

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Morris Asphalt Company, Inc. be awarded a contract for Oil and Stone Treatment; 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.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

9. ***Resolution Authorizing the Purchase of Park Lighting at Summer Road Park (Sourcewell)***

The following resolution was offered for consideration:

***#R-2023 -145***

***RESOLUTION – AUTHORIZING PURCHASE OF PATHWAY LIGHTING***

***WHEREAS***, the Township of Readington wishes to purchase pathway lighting for Summer Road Park; and

***WHEREAS***, N.J.S.A. 52:34-6.2 (b) P.L. 2011, c. 139 was enacted into law permitting agencies to use national purchasing cooperatives; and

***WHEREAS***, SOURCEWELL maintains National Cooperative Purchasing Agreement Contracts, which are competitively awarded nationally leveraged cooperative purchasing contracts, through which members can make purchases; and

***WHEREAS***, the Township of Readington is a member of SOURCEWELL as authorized by N.J.S.A. 52:34-6.2; and

***WHEREAS***, Musco Sports Lighting, 5146 Hurley Pond Road, Wall Township, NJ 07727 was awarded contract #071619-MSL; and

***WHEREAS***, the Township Recreation Department in conjunction with the Township Engineer was not able to find a suitable or similar replacement for this equipment under a NJ State Contract; and

***WHEREAS***, the Township Qualified Purchasing Agent has determined that the SOURCEWELL Contract # <https://news.sourcewell-mn.gov/lighting-up-the-playing-field/> best meets the needs of the Township to purchase pathway lighting for Summer Road Park with associated equipment in the amount of \$102,486.00; and

***WHEREAS***, information regarding the contract may be found at the Township of Readington during regular business hours, as well as on the SOURCEWELL website at <https://files.sourcewell.org/public/Shared%20Documents/Solicitations/080521-10411/080521-CME/Contract%20Documents/Cimeline%20Contract%20080521.pdf>; and

***WHEREAS***, as required the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement was published on July 21, 2023 and no objections have been received to date; and

***WHEREAS***, SOURCEWELL has reviewed the quote provided by Musco Sport Lighting. through SOURCEWELL' s Contract #071619-MSL and finds the pricing to be in compliance with the terms of the contract.

***WHEREAS***, the Chief Finance Officer has certified the availability of funds for this contract.

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, does hereby award the contract in the amount of \$102,486.00 pursuant to the proposal.

***BE IT FURTHER RESOLVED*** that a copy of this Resolution and the purchase order for this award shall be forwarded to SOURCEWELL so the necessary order confirmation can be prepared by them and sent to the contractor as authorization to proceed.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Nay  
Mr. Panico - Aye  
Mayor Huelsebusch - Nay

10. **Request for a Letter of Support for a New Jersey Transportation Planning Authority (NJPTA) Grant** - email dated August 3, 2023 from Marc Sulak, Director of Hunterdon County Economic Development and Tourism

A **MOTION** was made by Mr. Mueller to submit a letter of support for the County to apply for the grant, seconded by Mr. Panico and on Roll Call vote the following was recorded:

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

11. **Resolution to Extend the 3rd Quarter Grace Period**

Mr. Panico inquired about the statute.

The following resolution was offered for consideration:

**#R-2023-146**

**READINGTON TOWNSHIP**

**HUNTERDON COUNTY, STATE OF NEW JERSEY**

**RESOLUTION**

**WHEREAS**, the 2023 tax rate was received by Readington Township on July 14, 2023 and,

**WHEREAS**, 2023 Final/2024 Preliminary Tax Bills were mailed to property owners on July 20, 2023 and,

**WHEREAS**, pursuant to N.J.S.A. 54:4-66.3, the grace period for payment of taxes must not be less than 25 days from the date that the bills were mailed.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Readington that the grace period for payment of 3<sup>rd</sup> Quarter 2023 property taxes be extended to August 15, 2023, with interest accruing from August 1, 2023 for any payments not made within the grace period.

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

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mr. Panico - Aye  
Mayor Huelsebusch - Aye

12. ***A Resolution Consenting to the Proposed Upper Raritan Water Quality Management (WQM) Plan Amendment (Block 81, Lot 1)***

Deputy Mayor Mueller requested clarification on the resolution. Township Engineer O'Brien provided a brief overview of the reason for the proposed Water Quality Management Plan amendment.

The following resolution was offered for consideration:

***#R-2023-147***

***A RESOLUTION CONSENTING TO THE PROPOSED UPPER RARITAN WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT***

***WHEREAS***, the Township of Readington desires to provide for the orderly development of wastewater facilities within the Three Bridges Sewer Service Area; and

***WHEREAS***, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved WQM plan; and

***WHEREAS***, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

***WHEREAS***, a proposed WQM plan amendment publicly noticed in the New Jersey Register on August 7, 2023 for Readington Township, Block 81, Lot 1 (Program Interest No.: 435434, Activity No.: AMD200011) Readington Township, Hunterdon County has been prepared by the New Jersey Department of Environmental Protection;

***NOW, THEREFORE, BE IT RESOLVED*** on this 7<sup>th</sup> day of August 2023, by the governing body of the Township of Readington that:

1. The governing body of the Township of Readington hereby consents to the "Readington Twp, Block 81, Lot 1" amendment, publicly noticed in the New Jersey Register on August 7, 2023 prepared by the New Jersey Department of Environmental Protection, for the purpose of its incorporation into the applicable WQM plan(s).
2. This consent shall be submitted to the NJDEP pursuant to N.J.A.C. 7:15-3.5(g)6.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

13. ***A Resolution Consenting to the Proposed Upper Raritan Water Quality Management (WQM) Plan Amendment (Block 38, Lot 86)***

The following resolution was offered for consideration:

***#R-2023-148***

***A RESOLUTION CONSENTING TO THE PROPOSED UPPER RARITAN WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT***

***WHEREAS***, the Township of Readington desires to provide for the orderly development of wastewater facilities within the Whitehouse Sewer Service Area; and

***WHEREAS***, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, conform with an approved WQM plan; and

***WHEREAS***, the NJDEP has established the WQM plan amendment procedure through the WQMP rules at N.J.A.C. 7:15-3.5 as the method of incorporating unplanned facilities into a WQM plan; and

***WHEREAS***, a proposed WQM plan amendment publicly noticed in the New Jersey Register on August 7, 2023 for Readington Township, Block 38, Lot 86 (Program Interest No.: 435434, Activity No.: AMD200003) Readington Township, Hunterdon County has been prepared by the New Jersey Department of Environmental Protection;

***NOW, THEREFORE, BE IT RESOLVED*** on this 7<sup>th</sup> day of August, 2023, by the governing body of the Township of Readington that:

1. The governing body of the Township of Readington hereby consents to the “Readington Twp, Block 38, Lot 86” amendment, publicly noticed in the New Jersey Register on August 7, 2023 prepared by the New Jersey Department of Environmental Protection, for the purpose of its incorporation into the applicable WQM plan(s).
2. This consent shall be submitted to the NJDEP pursuant to N.J.A.C. 7:15-3.5(g)6.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

14. ***\* Release of Board of Health Escrow / Block 65, Lot 51***

This matter was addressed under the Consent Agenda.

15. ***\* Release of Board of Health Escrow / Block 1.01, Lot 14.15***

This matter was addressed under the Consent Agenda.

16. ***\* Hunterdon County Cultural Heritage Commission's 2024 County History Partnership Program Grant (CHPP) Application***

This matter was addressed under the Consent Agenda.



***ADMINISTRATOR’S REPORT***

Administrator Sheola congratulated the newly appointed lieutenants and reported that he is working with the Chief Financial Officer on a series of financial policies that should be available for review at the next meeting.

***ATTORNEY’S REPORT***

Attorney Dragan reported that the Township closed on the second auctioned property on Rockafellows Mill Road.

***ENGINEER’S REPORT***

Engineer O’Brien asked for the Committee’s input on the potential yield sign on Mountain Road by the one lane bridge and a turnaround apron on Springtown Road. Engineer O’Brien also reported that he is working with the Director of Public Works regarding the state mandated street sweeping.

***COMMITTEE REPORTS***

**JOHN ALBANESE**

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

**JONATHAN HELLER**

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

**JUERGEN HUELSEBUSCH**

Mayor Huelsebusch stated that there would be updates on acquisitions, grants, and trails in September.

**ADAM MUELLER**

Mr. Mueller nominated Trevor Izzo to fill the unexpired term as Alternate #2 on the Planning Board, currently vacant due to the recent resignation of Scott Barton.

***A MOTION*** was made by Mr. Mueller to appoint Trevor Izzo to fill the unexpired term as Alternate #2 on the Planning Board expiring 12/31/24, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Nay
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

**VINCENT PANICO**

Mr. Panico spoke to the County History Partnership Program Grant (CHPP) submission that would be used for museum general expense funding. Mr. Panico reported that the roof replacement at Bouman-Stickney has been completed.

***COMMENTS FROM THE PUBLIC***

Andrew Roth commented on the proposed sidewalk and street ordinance and inquired about the storage of salt as required by the ordinance.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, *A MOTION* was made by Mr. Mueller at 9:45 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*  
Municipal Clerk