

**READINGTON TOWNSHIP COMMITTEE
MEETING – November 20, 2023**

Mayor Huelsebusch *calls the meeting to order at 5:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

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

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

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

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

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Community Outreach	Personnel	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Zoning Inspector	Personnel	“ “ “
Professional Services / Financial Consultant	Contract Negotiations	” “ “
Request for Proposals / (Professional Services)	Contract Negotiations	” “ “
Hunterdon Land Trust (Easement Inventory)	Contract Negotiations	” “ “
Contract for Sale (Block 13, Lot 24).....	Contract Negotiations	” “ “
Amendment for Stream Corridor Easement (Block 51.02, Lot 38)	Contract Negotiations	” “ “
Deed with Covenants Restricting Conveyance and Mortgage Debt (Block 95, Lot 12.235)	Contract Negotiations	” “ “
Mountain Road (Block 21, Lot 4)	Contract Negotiations	“ “ “

Executive Session Minutes.....	Attorney-Client Privilege.....	“	“	“
• November 6, 2023				
Personnel	Potential Litigation.....	“	“	“
Affordable Housing.....	Potential Litigation.....	“	“	“

2. 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”.
3. 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 7:30 p.m.

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

Executive Session:

Personnel / Community Outreach Team

Mayor Huelsebusch stated that this matter remains in Executive Session.

Personnel / Zoning Inspector

The following resolution was offered for consideration:

#R-2023-183

RESOLUTION APPOINTING ZONING & PROPERTY INSPECTOR - KOLLER

WHEREAS, the Department of Land Use & Development has identified a need for a part-time Zoning and Property Inspector; and

WHEREAS, the Department has advertised and posted the vacancy internally; and

WHEREAS, there were a number of applications and after interviews with the Director of Land Use & Development and Township Administrator, it is the recommendation to hire Todd Koller for the Department of Land Use & Development in accordance with the offer letter of November 10, 2023; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Todd Koller for the Department of Land Use & Development at an hourly rate of \$32.00, effective November 27, 2023 contingent upon successful completion of the requisite pre-employment physical.

A **MOTION** was made by Mr. Mueller 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

Contract Negotiations / Professional Services / Financial Consultant

The following resolution was offered for consideration:

#R-2023-184

***RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT
FOR FINANCIAL CONSULTING SERVICES***

WHEREAS, the Township of Readington has a need to hire a financial consultant through a fair and open process pursuant to the provisions of *N.J.S.A. 19:44a-20.5*; and

WHEREAS, the Township Administrator has determined and certified in writing that the value of the services may exceed \$17,500; and

WHEREAS, Janet Previte of JRP Strategic Solutions, LLC has submitted a proposal indicating she will provide financial consulting services for \$125 per hour for a total amount not to exceed the amount appropriated for this service in the approved/adopted budget.

WHEREAS, Janet Previte of JRP Strategic Solutions, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that Janet Previte or JRP Strategic Solutions, LLC has not made any reportable contributions to a political or candidate committee in the Township of Readington in the previous one (1) year, and that the contract will prohibit Janet Previte of JRP Strategic Solutions, LLC from making any reportable contributions through the term of the contract; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes the Mayor to enter into a contract with Janet Previte of JRP Strategic Solutions, LLC as described herein; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED, that said contract shall expire on November 20, 2024; and

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

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

A MOTION was made by Mr. Mueller to adopt this resolution, 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

Contract Negotiations / Request for Proposals (Professional Services)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Hunterdon Land Trust (Easement Inventory)

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

A **MOTION** was made by Mr. Mueller to approve the form of contract for Block 13 Lot 24, 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

The following ordinance was offered for consideration:

***AN ORDINANCE AUTHORIZING THE ACQUISITION OF
CERTAIN REAL PROPERTY KNOWN AS A PORTION OF
BLOCK 13, LOT 24 IN THE TOWNSHIP OF READINGTON***

ORDINANCE #29-2023

WHEREAS, there exists certain real property known as Block 13, Lot 24 on the official tax map of in the Township of Readington, Hunterdon County, consisting of approximately 7.18 +/- acres containing open space which is adjacent to other publically preserved lands owned by the Township of Readington; and

WHEREAS, the Township of Readington (hereinafter the “Township”) has determined that there is a beneficial public interest in acquiring a 6+/- acre portion of Block 13, Lot 24 consisting of vacant land adjacent to Township-owned land (hereinafter the “Property), after division, for open space, conservation, passive recreation and/or other public purposes; and

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire the Property for public purposes; and

WHEREAS, funding for the proposed purchase and costs thereof is available from the Township's Open Space Trust Fund; and

WHEREAS, in the interest of negotiating a timely and mutually acceptable voluntary transaction between the Township and the owner of the Property, it is and has been the policy of the Township to negotiate with the owner of the Property on the basis of fair market value; and

WHEREAS, the purchase shall be made subject to and in accordance with the conditions set forth in the Contract of Sale on file with the Township Clerk’s Office, and any agreed-upon amendments thereto, for a negotiated estimated price of \$25,000.00 per acre, subject to any adjustments as a result of an accurate survey and appraisal, plus approximately \$12,000 for soft costs, for an estimated total of \$162,000.00.

WHEREAS, the transaction is subject to a satisfactory deed for the Property being submitted to the Township at closing of title on the Property.

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

Section One. For the reasons set forth above, Township Committee hereby authorizes the purchase of a 6+/- acre portion of Block 13, Lot 24 on the official tax map of the Township of Readington owned by Telleri for an estimated purchase price of \$25,000 per acre, plus soft costs, for an estimated total of \$162,000.00, conditioned on the successful division of Block 13, Lot 24, the fulfillment of the terms of the Contract and any amendments thereto. Funding for the purchased is authorized from the Township's Open Space Trust Fund. The Township is authorized to accept and record the Sellers’ deed with the Office of the Hunterdon County Clerk following the closing of title on the Property.

Ordinance #29-2023 cont'd:

Section Two. The Mayor, Deputy Mayor, Administrator and Township Clerk of the Township and Township Attorney are hereby authorized and directed to take all reasonable, necessary, and lawful steps including execution of any and all necessary documents, toward the negotiated acquisition of said Property, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make the aforesaid payment to the owner(s) of the Property.

Section Three. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Four. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

A ***MOTION*** was made by Mr. Mueller to introduce 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

The Public Hearing was scheduled for December 4, 2023 at 7:45 p.m.

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

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

The following resolution was offered for consideration:

#R-2023-185

***TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON***

BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey hereby approves the deed restriction for affordable housing purposes contained in the proposed Deed from Mark Federici, Executor of the Estate of Christine L. Coletti to Vanessa Watson for property known as Block 95, Lot 12.235 on the official Tax map of Readington Township, also known as 235 Nuthatch Court, together with all required mortgage and closing documents given to the Township of Readington as necessary and applicable for the sale of the property for use as affordable housing; and.

BE IT FURTHER RESOLVED, that the Readington Township Mayor and/or Deputy Mayor, Township Administrator, Township Clerk, Township Housing Officer and Township Attorney, as applicable, are authorized to execute and deliver such deed, and all other documents, instruments and papers and to take any and all other action as they or any of them deem necessary or appropriate for the purpose of transferring the aforesaid property for affordable housing purposes in accordance with the regulations known as the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and any amendments thereto. In the event that any corrective documents are required to be placed of record in the future for the Township to receive the proper affordable housing credits under the Township's third round fair share plan, they are also authorized.

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

A **MOTION** was made by Mr. Mueller 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

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

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of November 6, 2023, for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Potential Litigation / Personnel

Mayor Huelsebusch stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

Mayor Huelsebusch stated that this matter remains in Executive Session.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Huelsebusch stated that this matter remains in Executive Session.

VOLUNTEER OF THE YEAR AWARD

Mayor Huelsebusch presented the 2023 *Volunteer of the Year Award* to Scarlett Doyle to honor her outstanding commitment to community service in the Township.

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.*

1. * **APPROVAL OF MINUTES** of meeting of November 20, 2023
2. * **Tax Lien Redemption**

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 13, Lot 38 and

Resolution cont'd:

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$1,679.46, plus a premium paid in the amount of \$2,300.00, known as Tax Sale Certificate #2021-002, to the lienholder, Bala Partners, LLC.

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

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 34, Lot 36.160 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$1,199.71, plus a premium paid in the amount of \$1,800.00, known as Tax Sale Certificate #2022-004, to the lienholder, Bala Partners, LLC.

4. * ***Tax Refund***

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 22, Lot 1.01 is a 100% permanently disabled veteran (date of determination – May 17, 2023) and,

WHEREAS, the property owner purchased the property on July 29, 2011.

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 May 17 – December 31, 2023 and refund the owner \$5,082.60, the amount of taxes overpaid in 2023.

5. * ***Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agricultural Development Committee for Farmland Preservation Grant Funds for FY 2025***

The following resolution was offered for consideration:

#R-2023-186

***TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY
SUPPORT FOR AN APPLICATION TO THE STATE AGRICULTURE DEVELOPMENT
COMMITTEE FOR FARMLAND PRESERVATION GRANT FUNDS FOR FY2025***

WHEREAS, the State of New Jersey created the Agriculture Retention and Development Act in 1983 (C.4:1C-11 et seq) allowing for the preservation of appropriate farmland; and

WHEREAS, the State of New Jersey established the Planning Incentive Grant Act in 1999 (N.J.S.A. 4:1C-43.1) to provide grants to eligible municipalities to purchase agricultural easements. These grants come with certain requirements, such as a Farmland Preservation Plan as part of the municipality's Master Plan, a Right to Farm ordinance, a dedicated source such as an Open Space Tax and an Open Space Trust Fund, and establish a Agricultural Advisory Committee; and

WHEREAS, the Township of Readington created an Open Space Tax in 1994 with a tax of \$0.02 per \$100.00 of assessed value of real property located in the Township.

WHEREAS, the Township of Readington has followed all the requirements as part of the SADC Municipal Planning Incentive Grant Program such as the Open Space Tax and Open Space Trust Fund, as well as a Right-to-Farm ordinance and a Farmland Preservation Plan element of the Master Plan; and

WHEREAS, the Township of Readington has actively preserved farmland since 1987, preserving approximately 5,000 acres; and

WHEREAS, there are certain properties within the Township of Readington for which the owners have expressed an interest to place their properties within the farmland preservation program; and

WHEREAS, the Township of Readington anticipates preserving more than 2,000 acres through the State Farmland Preservation Program and will need to make an application to the State to receive such preservation funds;

***NOW, THEREFORE, BE IT RESOLVED BY THE READINGTON TOWNSHIP
COMMITTEE THAT:***

1. That the Township of Readington endorses and supports the annual application being made to the State of New Jersey Agriculture Development Committee for anticipated Farmland Preservation Grant Funds for fiscal year 2025;
2. That the Mayor and/or Deputy Mayor of the Township of Readington is hereby authorized to execute any application or agreement in connection with the aforesaid application;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

6. * ***New Jersey State Firemen's Association Application for Membership / Elaine Apgar***

7. * ***Grant Agreement between Readington Township and the State of NJ by and for the NJDEP (Readington Meadow Afforestation Project)***

The following resolution was offered for consideration:

#R-2023-187

***GRANT AGREEMENT BETWEEN
Readington Township, Hunterdon County, New Jersey
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION***

GRANT IDENTIFIER: [NCS-2022-REC-00059](#)

WHEREAS, the governing body of the Readington Township desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$250,000 to fund the following project:

The Readington Meadow Afforestation project will plant tree stands each on a 20 acre open space meadow in Readington Township (Block 45 Lot 26.05). An eight-foot-high deer exclusion fence will be construction around the perimeters.

WHEREAS, the governing body resolves that Richard J. Sheola or the successor of the office of the Township Administrator is authorized (a) to make application for such a grant, (b) if awarded, to execute a grant agreement with the state for a grant in an amount not more than \$250,000), and (c) to execute the following:

WHEREAS, The authorized resolution certifier shall be Karin Parker, Municipal Clerk of Township of Readington or the successor for the New Jersey Department of Environmental Protection (NJDEP) Natural Climate Solutions Grant.

BE IT FURTHER RESOLVED that the Township Committee authorizes and approves the submission of an electronic grant agreement to the New Jersey Department of Environmental Protection for the Natural Climate Solutions Grant - [NCS-2022-REC-00059](#) Regional Greenhouse Gas Initiative on behalf of the Township Committee.

NOW THEREFORE BE IT RESOLVED, that the Township Committee authorizes and hereby agrees to match 24.92% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified Up To 100% of the match will be made up of in-kind services and cash services (if allowed by grant program requirements and the agreement). The Township of Readington agrees to comply with all applicable Federal, State, and municipal laws, rules, and regulations in its performance pursuant to the agreement.

8. * **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	3-01	\$ 4,304,056.89
SEWER UTILITY OP FUND	3-02	\$ 14,152.60
OTHER TRUST	X-03	\$ 90,674.44
MISC REFUND, COUNTY		
TAX, LIENS	X-05	\$ 253,311.50
PAYROLL DEDUCTIONS	X-06	\$ 194,910.87
2018 CAP IMPROVEMENTS	X-18	\$ 1,625.00
2020 CAP IMPROVEMENTS	X-20	\$ 324.00
2022-14 CAP IMPROVEMENTS	X-22	\$ 3,750.00
2023 CAP IMPROVEMENTS	X-23	\$ 8,331.00
TOTAL OF ALL FUNDS		\$ 4,871,136.30

A **MOTION** was made by Mr. Panico to approve the Consent Agenda, 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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Mike Denning inquired about the zoning ordinance on the agenda and asked about the permitted uses proposed in the new zoning districts.

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

ORDINANCE #28-2023

Mayor Huelsebusch announced that this ordinance will be tabled to allow for further discussion. The Public hearing will be carried to December 18th.

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

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Board of Adjustment Public Hearing from Steven Gruenberg, Esq., Attorney for Applicant, Whitehouse Mall, LLC in the matter of an ***Amended Preliminary and Final Major Site Plan Approval to Permit Starbucks to Relocate from its Current Location to the End of the Westerly Side of the Building and Provide Drive-Up Window Service.*** No action taken.
2. Letter dated November 1, 2023 from Michael Martelo, Counsel for Jersey Central Power and Light, in the ***Matter of Jersey Central Power & Light Company's Verified Petition Seeking Review and Approval of the Net Deferred Costs Included in Its COVID-19 Regulatory Asset and Establishment of a COVID-19 Recovery Charge "JCP&L Initial CRC Filing".*** No action taken.

3. Letter dated October 31, 2023 from Courtney Schultz, Saul Ewing, in the matter of *Aqua New Jersey, Inc.'s Petition for 2024 PSTAC Rate & True-Up for 2021 and 2022 PSTAC Rates*. No action taken.
4. NJ Transit Information Public Hearing Notice regarding *Senior Citizens & Disabled Residents Transportation Assistance Program*. No action taken.
5. Letter dated November 15, 2023 from Debbie Reynolds, Deputy Clerk, Township of Raritan, in the matter of *An Ordinance of the Township of Raritan, County of Hunterdon, State of New Jersey, Amending Article XXV Entitled "Stormwater Control" of the Chapter 296 Entitled "Land Development" of the Code of the Township of Raritan to Update the Township's Regulation of Stormwater in Compliance with NJDEP Requirements*. No action taken.

NEW BUSINESS

1. ***Environmental Resource Inventory*** - presentation by Thomas Hopper, Princeton Hydro

Thomas Hopper, Environmental Scientist from Princeton Hydro, gave a slide presentation on the updated digitally formatted Environmental Resource Inventory (ERI). Mr. Hopper spoke to the benefits for the both members of the community and Township boards.

2. ***An Ordinance Supplementing and Amending Volume II Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, 2000 to Create the HVC Highway Village Commercial, B-I Business-I and HC Highway Commercial Zoning Districts, and to Provide Use Provisions, Site Standards, and Definitions Related thereto; to Remove the PO Professional Office District, and Amend the Zoning Map of the Township to Reflect the Amended Zoning Districts***

Mr. Albanese provided a brief summary of the proposed ordinance, explaining that the subcommittee had been working on this review for quite some time and the ordinance aligns with the recently adopted 2023 Master Plan Reexam.

Deputy Mayor Mueller opined that substantial changes in the ordinance are needed before it can be introduced, specifically regarding the restrictions and prohibited businesses.

Mr. Panico stated that the restrictions on drive-throughs should be reconsidered with more focus on the physical appearance of the site, proper setbacks and buffers.

Mr. Albanese proposed moving forward with the introduction of the ordinance, suggesting further amendments can be made at a later date.

A MOTION was made by Mr. Mueller to table this ordinance, 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

3. ***An Ordinance Amending and Supplementing Chapter 138 of the Code of the Township of Readington Entitled "Housing Standards" to Provide Landlord Responsibility for Relocation of Tenants and Cost thereof***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 138 OF THE CODE OF THE TOWNSHIP OF READINGTON ENTITLED "HOUSING STANDARDS" TO PROVIDE LANDLORD RESPONSIBILITY FOR RELOCATION OF TENANTS AND COSTS THEREOF

ORDINANCE #30 - 2023

WHEREAS, the Township Committee of the Township of Readington seeks to establish additional measures to ensure that all residential rental units within the Township are in compliance the Housing Standards Code of the Township; and

WHEREAS, there are several residential rental units within the Township that either do not meet current Housing Standards, or are located in areas where rental units are not permitted. In addition, there are several properties within the Township that contain structures which are not permitted to be used as residential rental units, but are being so used nevertheless; and

WHEREAS, the Township Committee has determined that shifting the responsibility for relocating Tenants to Landlords who fail to comply with its Housing Standards Code will assist in ensuring the safety of tenants, and reduce the Township's costs for re-housing/re-locating tenants who live in rental units which have been deemed to be an unsafe and not habitable

NOW, THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, that the following amendments shall be made to Section 138 "Housing Standards" (New language is underlined thus and deletions are marked ~~thus~~): :

SECTION 1. Section 138-5. Landlord Responsible for Relocating Tenants and Financing Temporary Housing Costs.

a. In the event an occupied residential rental unit has been deemed to be an "unsafe structure" or "uninhabitable" by the Construction Code Official, Fire sub-code official, electrical sub-code official, fire prevention officer, the Hunterdon County Board of Health, or some other authorized official on behalf of the Township of Readington, the Landlord shall be responsible for re-locating the tenant(s) to alternate housing, at Landlord's own cost and expense, until a permanent housing solution can be found. Any such housing is subject to the prior approval of the Readington Township Housing Coordinator and Director of Social Services Office.

SECTION 2. Sec. 138-6-5 Violations and penalties.

Any person who shall violate any of the provisions of this chapter shall, upon conviction, be punished by a fine not exceeding \$1,000, imprisonment for a term not exceeding 90 days and/or a period of community service not exceeding 90 days, and each violation of any of the provisions of this chapter and each day the same is violated shall be deemed and taken to be a separate and distinct offense.

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 any 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 ordinance 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.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law.

A **MOTION** was made by Mr. Albanese to introduce 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

The Public Hearing was scheduled for December 4, 2023 at 7:45 p.m.

4. ***An Ordinance Amending and Supplementing Chapter 225 Entitled "Vehicles and Traffic" of the Code of the Township of Readington Authorizing the Police to Enforce Title 39 of the New Jersey Motor Vehicle Code in the Ridge at Readington***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 225 ENTITLED "VEHICLES AND TRAFFIC" OF THE CODE OF THE TOWNSHIP OF READINGTON AUTHORIZING THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE IN THE RIDGE AT READINGTON

ORDINANCE #31-2023

WHEREAS, the Township Committee of the Township of Readington is charged with ensuring that the health, safety, and welfare of its citizens is maintained; and

WHEREAS, pursuant to N.J.S.A. 39:5A-1, et seq., a private property owner may request the Township to make Subtitle 1, et seq. of Title 39 applicable to certain private and semi-public roadways, streets which it owns within the Township but which are used by, or are open to, vehicular traffic; and

WHEREAS, pursuant to NJSA 39:5A-1, the Township has received a written request from Larken Associates, on behalf of Readington Commons, LLC, that the provisions of Subtitle 1 of Title 39 be made applicable to the following property it owns in the Township:

The Ridge at Readington, (Block 4, Lot 51 on the official Township Tax Map)

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, that Chapter 225, Vehicles and Traffic, Section 6, Traffic, and parking regulations on private property, be and is hereby amended and supplemented alphabetically as follows:

SECTION 1:

THE RIDGE AT READINGTON

Ridge at Readington. The provisions of Subtitle 1, Title 39, of the Revised Statutes of New Jersey shall be made applicable to the semipublic roads, streets, driveways, and parking lots at the Ridge at Readington (Eagle Crest Way and Hawk's Landing Drive) located in the Township of Readington, County of Hunterdon, and the following regulations shall be enforceable:

- (1) References to roads. For the purposes of this section, Eagle Crest Way and Hawk's Landing Drive are identified in the attached Ridge at Readington – Site Plan Rendering, which is made a part hereof.

Ordinance #31-2023 cont'd:

(2) General parking.

- a. All vehicles must park in designated areas and between the lines provided.
- b. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:

Name of Street	Side	Hours	Location
Eagle Crest Way	Both	All	Areas not having parking stalls
Hawk's Landing Drive	West	All	Areas not having parking stalls

- c. Handicapped parking. All stalls shall be 8 feet wide as shown on the attached site plan and shall be signed with the R7-8 and R7-8P (reserved parking sign and penalty plate), in the designated parking areas for persons who have been issued handicapped parking permits by the Division of Motor Vehicles.

(3) Through streets and stop intersections.

- a. Through streets. The following streets or parts of streets are hereby designated as through streets. Stop signs shall be installed on the near right side of each street intersecting the through street, except where yield signs are provided for in the designation:

Name of Street	Limits
Eagle Crest Way	Entire length

- b. Stop intersections. The following described intersections are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Intersection	Stop Sign(s) on
Eagle Crest Way and Eagle Crest Way	Eagle Crest Way / as shown on plans
Hawk's Landing Drive and Eagle Crest Way	Hawk's Landing Drive / as shown on plans

(4) Speed limits.

- a. The speed limit for both directions of traffic in the parking lot(s) shall be 15 miles per hour.
- b. The speed limit for both directions of travel on the following roadways is as follows:

Name of Street	Speed Limit (mph)	Limits
Eagle Crest Way	15	Entire length

- c. Regulatory and warning signs shall be erected and maintained to effectuate the above designated speed limits authorized by the Department of Transportation.

(5) Tow-away zones. Any vehicle parked or standing so as to obstruct or impede a normal flow of traffic or block entrances or exits, loading zones, oil fills or pedestrian walkways, or presents in any way a safety or traffic hazard, may be removed by towing the vehicle at the owner's expense.

(6) Running engines. No person shall stop or stand a vehicle on the property and permit the vehicle's engine to remain running.

(7) Cost of signs. All signs, posts or other necessary materials shall be installed and paid for by the property owner (applicant). All signage shall conform to the current Manual on Uniform Traffic Control Devices, pursuant to N.J.S.A. 39:4-198 and N.J.S.A. 39:4-183.27.

(8) Copies of as-built map. A copy of the as-built map shall be kept on file at all times in both the Township Clerk's office and Police department.

Ordinance #31-2023 cont'd:

SECTION 2. If any section, paragraph, subsection, clause, or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause, or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

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

SECTION 4. Any ordinance or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

SECTION 5. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

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 December 4, 2023 at 7:45 p.m.

5. *Application for Special Events Permit / Readington Brewery (Food Trucks Only)*

A ***MOTION*** was made by Mr. Panico to approve the special event permit, 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. *Request to Waive Food Handlers Fee / Kiwanis Club of North Hunterdon Clinton*

A ***MOTION*** was made by Mr. Mueller to approve the waiver of the fees for the food handlers license, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

7. * *Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agricultural Development Committee for Farmland Preservation Grant Funds for FY 2025*

This matter was addressed under the Consent Agenda.

8. * *New Jersey State Firemen's Association Application for Membership / Elaine Apgar*

This matter was addressed under the Consent Agenda.

9. * *Grant Agreement between Readington Township and the State of NJ by and for the NJDEP (Readington Meadow Afforestation Project)*

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported that the Township employees will be participating in active shooter training on November 29th and the building will be closed from 8:30-10:00 am. Administrator Sheola continued that the ten (10) year capital improvement plan has been complete. Administrator Sheola addressed the solid waste and recycling issues, questions and concerns that he has received from residents.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

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 provided an update on traffic safety.

ADAM MUELLER

Mr. Mueller reported that the tree lighting will take place December 15th. Mr. Mueller further advised residents that the Department of Public Works is currently doing their fall cleanup.

VINCENT PANICO

Mr. Panico reported that the museums will be hosting the Sinterklassfeest on December 3rd.

COMMENTS FROM THE PUBLIC

Jerry Cook requested an update on the flag at the hotel on Route 22.

Joann Mendels spoke to the timing on the notice of the change in garbage service and when and how the survey was done.

A Township resident inquired about the \$600,000 budgeted for garbage/recycling and whether there would be a tax refund.

Melissa Adams inquired as to how the calculations were done for the garbage and recycling costs.

Andrew Roth spoke to the potential health risks and the need for public awareness of cell phone electromagnetic radiation in the environment.

Joe Krazakowski spoke to the overall increase in solid waste costs in surrounding communities.

Mike Denning inquired about the proposed amendments to the zoning ordinance regarding uses on the Route 22 corridor.

COMMENTS FROM THE GOVERNING BODY

Mr. Albanese spoke to the recent volunteer cleanup activity at Taylors Mill.

As there was no further business, ***A MOTION*** was made by Mr. Mueller at 9:15 p.m. to adjourn the meeting, seconded by Mr. Panico with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk