

**READINGTON TOWNSHIP COMMITTEE  
MEETING – September 16, 2024**

Deputy Mayor Panico *calls the meeting to order at 6:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

- PRESENT:** Deputy Mayor V. Panico, Mr. J. Albanese, Mr. J. Heller, and Mr. J. Huelsebusch
- ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney C. Corsini
- ABSENT:** Mayor A. Mueller

**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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
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.”		
Police .....	Personnel .....	Certain information at the discretion of Twp tonight shall remain confidential
Administration .....	Personnel .....	“ “ “
PBA Grievance .....	Contract Negotiations.....	“ “ “
Local Union No. 469 .....	Contract Negotiations.....	“ “ “
Shared Services Agreement (Bd of Ed).....	Contract Negotiations.....	“ “ “
Agreement for Administration of Affordable... Housing Units (Deeroot, LLC c/o Yada Properties)	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • September 3, 2024	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Ferreiro vs. Township of Readington .....	Litigation .....	“ “ “

- This Resolution shall take effect immediately.

A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:45 p.m.

Deputy Mayor Panico led those present in the *Salute to the Flag*.

**Executive Session:**

**Personnel / Police**

The following resolution was offered for consideration:

**#R-2024-152**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, it is in the best interest of public safety in Readington Township schools to hire police officers, and

**WHEREAS**, a recent retirement created a vacancy within the Readington Township Police Department, and

**WHEREAS**, Michael A. Columbo, a recognized certified police officer by the New Jersey Police Training Commission, has succeeded a rigorous hiring process including interviews and examinations, and

**WHEREAS**, Director of Public Safety, James Curry and Township Administrator, Richard J. Sheola has recommended the hiring of Michael A. Columbo; and

**NOW THEREFORE BE IT RESOLVED**, The Readington Township Committee agrees to hire Michael A. Columbo as probationary police officer with the Readington Township Police Department.

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

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

**Personnel / Administration**

The following resolution was offered for consideration:

**#R-2024-153**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Tracey Preblich was hired as a Confidential Administrative Assistant in the Township Administrator's Office; and

**WHEREAS**, Tracey Preblich tendered her resignation on August 30, 2024; and

**WHEREAS**, the Township Committee hereby accepts Tracey Preblich's resignation.

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

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

***Contract Negotiations / PBA Grievance***

Deputy Mayor Panico stated that this matter remains in Executive Session.

***Contract Negotiations / Local Union No. 469***

Deputy Mayor Panico stated that this matter remains in Executive Session.

***Contract Negotiations / Shared Services Agreement (Board of Education)***

The following resolution was offered for consideration:

***#R-2024-154***

***RESOLUTION ENTERING INTO AN AGREEMENT WITH THE READINGTON TOWNSHIP BOARD OF EDUCATION FOR POLICE SERVICES***

***WHEREAS***, there exists a need to provide police security services to the Readington Township Public Schools; and

***WHEREAS***, after productive deliberations and discussions, an agreement has been reached between the Readington Township Board of Education and the Township of Readington to provide up to four (4) Class II or Class III officers; and

***WHEREAS***, the attached Agreement specifically sets forth the terms and conditions so negotiated and aligns with the Agreement to be approved by the Readington Township Board of Education at its meeting of September 10, 2024; and

***NOW, THEREFORE BE IT RESOLVED*** by the Township Committee of Readington Township to approve the attached Agreement as defined.

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

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

***Contract Negotiations / Agreement for Administration of Affordable Housing Units (Deeroot, LLC C/O Yada Properties)***

A **MOTION** was made by Mr. Panico to approve the agreement for Administration of Affordable Housing Units for Deeroot LLC, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

***Attorney-Client Privilege / Executive Session Minutes / September 3, 2024***

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of September 3, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Deputy Mayor Panico stated that this matter remains in Executive Session.

***Litigation / Ferreiro vs. Township of Readington***

Deputy Mayor Panico stated that this matter remains in Executive Session.

**SWEARING IN OF NEW PATROL OFFICER**

Municipal Clerk Parker swore in Michael Columbo as Probationary Patrolman.

**CONSENT AGENDA:**

Deputy Mayor Panico 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. Heller requested to remove *Item #4* from the Consent Agenda

Mrs. Fort requested to remove *Item #1* from the Consent Agenda

1. \* **APPROVAL OF MINUTES** of meetings of September 3, 2024
2. \* **Application for Blue Light Permits**
  - ~ Logan Weimer
  - ~ Gabryelle Trelstad
3. \* **Resolution Authority a \$7,500 Interest Free Loan via the Affordable Housing Trust for Replacement of HVAC System**

The following resolution was offered for consideration:

**#R-2024-155**

**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 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

***Resolution #R-2024-155 cont'd:***

**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, the property ceases to be a principal residence of the owner, or sooner, if the homeowner chooses to do so; and

**WHEREAS**, Jennifer Evans. (“Applicant”), who owns and resides at a condominium unit on 216 Dove Cote Court, Whitehouse Station, NJ 08889 (the “Property”), has applied to participate in the Affordability Assistance Program; and

**WHEREAS**, the Readington Township Housing Office has determined that Applicant is eligible, and has been approved to participate in the Affordability Assistance Program in order to replace the HVAC system at the Property; and

**WHEREAS**, the interest free loan will be in the amount of \$7,500.00; 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 the Applicant Jennifer Evans., owner of the affordable housing unit located at 216 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 a \$7,500.00 interest free loan via the Affordable Housing Trust Fund for replacement of the HVAC system at the Property, which loan shall be paid back when the home transfers to the next owner, or sooner.
2. The Mayor, Deputy Mayor, Township Administrator, Township 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.
4. \* ***Discharge of Mortgage / Discharge of Affordable Housing Agreement (Block 21.04, Lot 702.05)***
5. \* ***Resolution Authorizing Signatures for NJDEP WQM-003 Statements of Consent for TWA Applications Form and TWA-1 Treatment Works Approval Permit Application (Block 38, Lot 86) / Application for Utility Opening***

The following resolution was offered for consideration:

***#R-2024-156***

***TOWNSHIP OF READINGTON***

***RESOLUTION***

**WHEREAS**, there is a need to modify and extend the use of public sanitary sewers to serve a residential development project located at Block 38 Lot 86. The Township has entered into a Memorandum of Understanding with the property owner to deed restrict 22 existing mobile home sites and two (2) possible future sites as affordable housing.

***Resolution #R-2024-156 cont'd:***

**WHEREAS**, the Township of Readington has consented to the submission of an application for an NJDEP Treatment Works Approval permit for the modification, extension, and use of such sanitary sewers at the project location (Block 38 Lot 86) and

**WHEREAS**, the Township Committee of the Township of Readington has reviewed the application documents at its regular meeting held September 16, 2024; and

**WHEREAS**, it has been determined and reported by the Township Engineer that application documents are in order and may be filed;

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Readington does hereby authorize the following action:

1. The Township authorizes the Administrator/Municipal Clerk, Mayor, or Deputy Mayor to sign for the Governing Body at appropriate locations on the NJDEP WQM-003 Statements of Consent for TWA applications form and TWA-1 Treatment Works Approval Permit Application for the project.
6. \* ***Grant Agreement Between Readington Township and State of NJ by and for the New Jersey Department of Environmental Protection (Community Based Deer Management Program)***

The following resolution was offered for consideration:

***#R-2024-157***

***ENTERING INTO AN AGREEMENT WITH NEW JERSEY DEPARTMENT of ENVIRONMENTAL PROTECTION***

**WHEREAS**, Readington has an extensive deer management program; and

**WHEREAS**, hunter's may elect to donate their harvest to various food pantries, and;

**WHEREAS**, the attached Agreement provides for up to \$5,000.00 towards the preparation of deer meat to be donated to food banks; and,

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of Readington Township to approve the attached Agreement as defined. And for the Township Administrator to file all necessary documents.

7. \* ***Grant Agreement Between Readington Township and County of Hunterdon as Part of a Municipal Infrastructure Grant Program (Installation of Pedestrian Activated LED Crosswalk Signs)***

The following resolution was offered for consideration:

***R-2024-158***

***AUTHORIZING THE COMPLETION OF AN APPLICATION FOR HUNTERDON COUNTY MUNICIPAL INFRASTRUCTURE GRANT FOR ACQUISITION AND INSTALLATION OF PEDESTRIAN CROSSING DEVICES ON MAIN STREET - WHITEHOUSE***

***WHEREAS***, the Hunterdon County Board of County Commissioners has approved and implemented the Hunterdon County Municipal Infrastructure Grant (HCIMG) program to provide funding to municipalities; and

***WHEREAS***, the acquisition and installation of pedestrian crossing devices is an eligible project for an HCIMG; and

***WHEREAS***, the area in question is one of high traffic volume including 18-wheel trucks; and

***WHEREAS***, the Traffic Safety Committee and the Readington Police Department have identified this area as needing improvement; and

***WHEREAS***, the Township anticipates these devices will aid in reducing the number of potential accidents and aid in pedestrian safety; and

***NOW, THEREFORE BE IT RESOLVED***, by the Mayor and Township Committee of the Township of Readington, County of Hunterdon, New Jersey that the Township Administrator is hereby authorized to finalize the application for a Hunterdon County Municipal Infrastructure Grant in the amount of \$65,000 to cover the cost of acquisition and installation of pedestrian safety devices on Main Street – Whitehouse.

**8. \* 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 87, Lot 14 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 \$15,859.90, plus a premium paid in the amount of \$15,000.00, known as Tax Sale Certificate #2023-010, to the lienholder, Bala Partners, LLC.

**9. \* Veterans Tax Refunds**

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 95, Lot 12.380 is a 100% permanently disabled veteran (date of determination – July 28, 2023) and,

**WHEREAS**, the property owner purchased the property on October 19, 2004.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of January 1 – December 31, 2024 and refund the owner \$3,220.30, the amount of taxes overpaid in 2024.

**10. \* Veterans Tax Refunds**

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 34, Lot 36.079 is the widow of a 100% permanently disabled veteran (date of determination – March 12, 2018) and,

**WHEREAS**, the property owner is a 50% owner of the property with someone who is not their spouse and,

**WHEREAS**, the property owner has not remarried and,

**WHEREAS**, the property owner purchased the property on October 18, 2021.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Tax Collector be authorized to cancel 50% of the 2024 property taxes for the time period of January 1 – December 31, 2024 and refund the owner \$1,627.99, the amount of taxes overpaid in 2024.

**11. \* 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	\$ 480.00
GENERAL	4-01	\$ 1,174,232.90
SEWER UTILITY OP FUND	4-02	\$ 2,333.78
GENERAL	G-01	\$ 4,178.37
OTHER TRUST	X-03	\$ 20,282.02
PAYROLL DEDUCTIONS	X-06	\$ 361,565.80
2019 CAP IMPROVEMENTS	X-19	\$ 3,639.80
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 1,556,712.67</b>



A **MOTION** was made by Mr. Panico to approve the Consent Agenda (*with the removal of items #1 and #4*), seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

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

There were none.

**CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated September 11, 2024 from Jennifer, Ader, Municipal Clerk, Township of Tewksbury, in the matter of *An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Modifying Section 625, Stormwater Control, of the Development Regulations Ordinance*. No action taken.

**OLD BUSINESS**

1. *Request for Street Naming / Kaplan Camelot at Readington Urban Renewal LLC Block 36, Lots 5, 5.02, 5.04, 65 & 66*

The Committee discussed the request from Kaplan Camelot at Readington Urban Renewal LLC to name the new municipal road A and decided to table it for further discussion.

**NEW BUSINESS**

1. *An Ordinance Adding Chapter 63 to the Code of the Township of Readington Concerning Lead-Based Paint Inspections*

The following ordinance was offered for introduction:

**ADDING CHAPTER 63 TO THE CODE OF THE TOWNSHIP OF READINGTON CONCERNING LEAD-BASED PAINT INSPECTIONS**

**Ordinance #30-2024**

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are now required, with certain exceptions, to inspect every single-family, two-family, and multiple rental dwelling located within the municipality for lead-based paint hazards; and

**WHEREAS**, it is in the best interests of the residents of the Township of Readington to amend the Township Code at this time to require inspections for lead-based paint in residential rental dwellings to conform with New Jersey State law; and

**WHEREAS**, the Township wishes through this Ordinance to establish Chapter 63 entitled “Lead-Based Paint Inspections” of the Township Code in order to serve the best interests of the Township and its residents.

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

***Ordinance #30-2024 cont'd:***

**Section I**

Chapter 63 to be known as “Lead-Based Paint Inspections.” is hereby added to the Code of the Township of Readington and shall read as follows:

Chapter 63 Lead-Based Paint Inspections.

63-1 Definitions.

**Dust Wipe Sampling** – A sample collected by wiping a representative surface and tested in accordance with a method approved by the United States Department of Housing and Urban Development.

**Lead Abatement** – Measures designed to permanently eliminate lead-based paint hazards in accordance with standards established by the Commissioner of Community Affairs in compliance with standards promulgated by the appropriate federal agencies.

**Lead Evaluation Contractor** – A person certified by the New Jersey Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:171.1 et seq.

**Lead-based Paint Hazard** – Any condition that causes exposure to lead from lead-contaminated dust or soil or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

**Visual Assessment** – A visual examination for deteriorated paint or visible surface dust, debris, or residue.

**Tenant turnover** – The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.

63-2 Inspections.

- (1) Either the Township or a lead evaluation contractor retained by the Township shall inspect every single-family, two-family, or multiple rental dwelling located in the Township of Readington for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with N.J.S.A. 52:27D-437.1 et seq.
- (2) In lieu of having the dwelling inspected by the Township or the Township’s lead evaluator, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.1 et seq.
- (3) In accordance with N.J.S.A. 52:27D-437.16(c), a dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:
  - a. Has been certified to be free of lead-based paint;
  - b. Was constructed during or after 1978;
  - c. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least ten (10) years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the “Hotel and Multiple Dwelling Law,” P.L.1967, c.76 (C.55:13A-1 et seq.);
  - d. Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
  - e. Has a valid lead-safe certification.

**Ordinance #30-2024 cont'd:**

- (4) The owner, landlord, and/or agent of every single-family, two-family, or multiple rental dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three (3) years, or at tenant turnover, whichever is earlier.
- (5) If lead-based paint hazards are identified, then the owner, landlord, and/or agent of the dwelling shall remediate the lead-based paint hazard using lead abatement or lead-based control methods in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township or the Township's lead evaluation contractor shall conduct an additional inspection of the unit to certify that the hazard no longer exists. If no lead-based paint hazards are identified, then the Township or the Township's lead evaluator shall certify the dwelling as lead-safe on a form prescribed by the Department of Community Affairs, which shall be valid for two (2) years.
- (6) Pursuant to N.J.S.A. 52:27D-437.16(e), property owners shall:
  - a. Provide evidence of valid lead-safe certification and the most recent tenant turnover at the time of the cyclical inspection
  - b. Provide evidence of a valid lead-safe certification obtained pursuant to this Section to new tenants of the property at the time of tenant turnover unless not required to have had an inspection by a lead evaluation contractor or permanent local agency pursuant to §63-2(C) of this Chapter.
  - c. Maintain records of lead-safe certification, which shall include name(s) of the unit tenant(s), if inspection was conducted during a period of tenancy.

(7) Fees.

- a. The Township or the Township's lead evaluation contractor, as applicable, shall charge the dwelling owner or landlord, and the dwelling owner or landlord shall pay the lead evaluation contractor in advance of any inspection, a fee sufficient to cover the cost of the inspection, which shall be dedicated to meeting the costs of implementing and enforcing this section, and which shall include the following:
  - a. \$250.00 per dwelling unit for a visual assessment performed by the lead inspector.
  - b. If necessary, a fee of \$295.00 per dwelling unit for reinspection of a unit.
- b. The dwelling owner or landlord shall pay to the Township a \$25.00 filing fee per dwelling unit.
- c. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20.00 per dwelling unit inspected by the Township or the Township's lead evaluation contractor or the owner's private lead evaluation contractor shall be addressed for the purpose of the Lead Hazard Control Assistance Act, unless the owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20.00. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
- d. In a common interest community, any inspection fee charged pursuant to this subsection shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

63-3 Violations.

If a property owner has failed to conduct the required inspection or initiate any remediation as required by N.J.S.A. 52:27D-437.1 et seq. the owner shall have 30 days to cure the violation. If a property owner fails to cure the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000.00 per week until the required inspection has been conducted or remediation efforts have been initiated.

**Section II**

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

**Ordinance #30-2024 cont'd:**

**Section III**

If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section IV**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law but, in no event, less than 20 days after its final passage by the Township Committee and approval by the Mayor, where such approval is required.

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

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

*The Public Hearing is scheduled for October 7, 2024 at 7:45 p.m.*

**2. Application for Special Event Permit / Netflix Productions LLC**

**A MOTION** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

**3. Application for Special Event Permit / Readington Brewery Oktober Fest**

**A MOTION** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

**4. Resolution in Support of SCR-81/ACR-58 Aimed at Increasing the New Jersey Veterans' Property Tax Deduction to \$2,500**

The following resolution was offered for consideration:

**#R-2024-159**

**TOWNSHIP OF READINGTON  
RESOLUTION IN SUPPORT OF SCR-81/ACR-58 AIMED AT INCREASING THE NEW JERSEY  
VETERANS' PROPERTY TAX DEDUCTION TO \$2,500**

**WHEREAS**, the Veterans property tax deduction, currently set at \$250 has not been increased in over twenty year; and

**WHEREAS**, bipartisan bills SCR-81 / ACR-58 propose a constitutional amendment to increase the amount of veteran's property tax deduction from \$250 to \$2,500 over four years; and

**Resolution #R-2024-159 cont'd:**

**WHEREAS**, under the State Constitution both houses of state legislature must approve the bills either by supermajority votes or in consecutive years; and

**WHEREAS**, according to the legislation, Veterans who are honorably discharged from active service in a branch of the United States Armed Forces qualify for the deduction. A qualified veteran's surviving spouse would receive the deduction after the qualified veteran dies; and

**WHEREAS**, the legislation calls for the proposed increase in the property tax deduction to be phased in over a four-year period and the state would provide municipalities with funding to offset the tax revenue reduction; and

**WHEREAS**, it is the opinion of the Township Committee of the Township of Readington that Veterans deserve this recognition that has been earned through their sacrifice and dedication to the Nation.

**NOW THEREFORE, BE IT RESOLVED**, that the Readington Township Committee does hereby strong support the bipartisan legislation SCR-81/ACR-58; and

**BE IT FURTHER RESOLVED**, that a copy of this resolution shall be sent to members of the 15<sup>th</sup>, 16<sup>th</sup> and 23<sup>rd</sup> Legislative Districts.

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

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

**5. Recommendations from the Sewer Advisory Committee for Sewer Allocation**

**~ 10 Old Highway 28 (Block 17, Lot 19)**

**A MOTION** was made by Mr. Heller to approve the recommendation for sewer allocation, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

**~ 536 Route 22 (Block 35, Lots 1 & 25)**

**A MOTION** was made by Mr. Heller to approve the recommendation for sewer allocation, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese -Aye  
Mr. Heller - Aye  
Mr. Huelsebusch - Aye  
Deputy Mayor Panico – Aye

~ **2 Railroad Avenue (Block 22, Lot 66)**

A **MOTION** was made by Mr. Heller approve the recommendation for sewer allocation, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

6. **Special Items of Revenue and Appropriations in the 2024 Budget Pursuant to N.J.S.A. 40A:4-87**

The following resolution was offered for consideration:

**#R-2024-160**

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION  
IN THE 2024 BUDGET  
PURSUANT TO N.J.S.A. 40A:4-87**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount; and

**WHEREAS**, the Township of Readington received the sum of \$4,258.40 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024 in the sum of \$4,258.40, which items are now available as a revenue from the following sources pursuant to the provision of statute:

National Opioid Settlements - McKinsey	\$ 4,258.40
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**BE IT FURTHER RESOLVED** that a like sum of \$4,258.40 be and the same is hereby appropriated under the caption of the following:

National Opioid Settlements - McKinsey	\$ 4,258.40
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A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

7. ***Request to Waive Permit Fees for Food Trucks for Readington Home School Association to Host Readington Middle School Pep Rally***

A ***MOTION*** was made by Mr. Panico to waive the permit fees, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

8. ***2025 Hunterdon County Cultural Heritage Commission History Partnership Program Grant Application***

Mrs. Fort asked for clarification on the dollar amount of the grant.

The following resolution was offered for consideration:

***#R-2024-161***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Hunterdon County Cultural and Heritage Commission has approved the 2025 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

***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 2025 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 2025 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;

**Resolution #R-2024-161 cont'd:**

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.

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

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

9. \* **Application for Blue Light Permits**
  - ~ Logan Weimer
  - ~ Gabryelle Trelstad

This matter was addressed under the Consent Agenda.

10. \* **Resolution Authority a \$7,500 Interest Free Loan via the Affordable Housing Trust for Replacement of HVAC System**

This matter was addressed under the Consent Agenda.

11. **Discharge of Mortgage (Block 21.04, Lot 702.05)**

Mr. Heller inquired if the affordable housing restriction would remain on the deed.

A **MOTION** was made by Mr. Panico to approve the discharge of mortgage for Block 21.04 Lot 702.05, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

12. \* **Resolution Authorizing Signatures for NJDEP WQM-003 Statements of Consent for TWA Applications Form and TWA-1 Treatment Works Approval Permit Application (Block 38, Lot 86) / Application for Utility Opening**

This matter was addressed under the Consent Agenda.

13. \* **Grant Agreement Between Readington Township and State of NJ by and for the New Jersey Department of Environmental Protection (Community Based Deer Management Program)**

This matter was addressed under the Consent Agenda.

14. \* **Grant Agreement Between Readington Township and County of Hunterdon as Part of a Municipal Infrastructure Grant Program (Installation of Pedestrian Activated LED Crosswalk Signs)**

This matter was addressed under the Consent Agenda.



***ADMINISTRATOR'S REPORT***

Administrator Sheola spoke to the upcoming sale of some bond anticipation notes.

***ATTORNEY'S REPORT***

Attorney Corsini stated that he 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**

Mr. Huelsebusch reported on upcoming meeting dates for Traffic Safety, Agricultural Land and Waterwatch and the recent Open Space hike on the Lt. Dale Haver Greenway.

**VINCENT PANICO**

Mr. Panico reported that there are extra police patrol in the schools and a police officer that was appointed to help with deer management as a liaison to the hunting program.

***COMMENTS FROM THE PUBLIC***

Renee Rao spoke to proposed zoning changes along Route 22, specifically west of Van Horne Road, expressing concern about flooding and traffic.

Karen Mittleman read a letter from Congressman Tom Kean regarding the Solberg Airport expansion and requested that the Committee provide updates to the residents.

Susan Masinda expressed concern about the impacts of rezoning along Route 22.

Laura Hartz, a resident of Lake Cushetunk, spoke to the proposed rezoning of Route 22 and reiterated the comments made by Renee Rao.

Karen Fadool spoke to proposed zoning changes along Route 22 and expressed concern about more development and potential flooding issues.

***COMMENTS FROM THE GOVERNING BODY***

Mr. Heller inquired as to the status of the roof replacement at Cold Brook School and repairs at Dart's Mill.

Deputy Mayor Panico stated that there will be a discussion on the Route 22 zoning at the September 23<sup>rd</sup> Planning Board meeting. Deputy Mayor Panico announced that he is working on getting students to lead the pledge of allegiance at committee meetings.

Mr. Huelsebusch spoke to long range plans for additional land preservation.

As there was no further business, *A MOTION* was made by Mr. Panico at 8:35 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*  
Municipal Clerk