

**READINGTON TOWNSHIP COMMITTEE
MEETING – November 18, 2024**

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

ALSO PRESENT: Administrator R. Sheola, Deputy Municipal Clerk A. Lehberger, Attorney C. Corsini

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

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Personnel	Personnel	Certain information at the discretion of Twp tonight shall remain confidential
Shared Leave Policy	Personnel	“ “ “
Local Union No. 469	Contract Negotiations.....	“ “ “
Website Provider Services	Contract Negotiations.....	“ “ “
Sewer Allocation Agreement (Block 81, Lot 1) ..	Contract Negotiations.....	“ “ “
Visual Computer Solution Inc..... (Jobs for Blue)	Contract Negotiations.....	“ “ “
Shared Services (Municipal Court)	Contract Negotiations.....	“ “ “
Block 93, Lot 2 (Torsilieri)	Contract Negotiations.....	“ “ “
Community Options	Contract Negotiations.....	“ “ “
Hunterdon Land Trust	Contract Negotiations.....	“ “ “
Harriet’s Mobile Home Park Pump Station...	Contract Negotiations.....	“ “ “

Executive Session Minutes Attorney-Client Privilege..... “ “ “
• November 4, 2024

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. Panico 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.

Girl Scout Troop 80928 led those present in the *Salute to the Flag*.

A **MOTION** was made by Mr. Panico to amend the executive session agenda to add *Personnel / Police, Contract Negotiations / 520 Mountain Road, Personnel / Finance and Attorney-Client Privilege / Attorney-Client Privilege*, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Executive Session:

Personnel / Personnel

The following resolution was offered for consideration:

#R-2024-186

RESOLUTION CORRECTING TITLE - RUSSO

WHEREAS, Sherri Russo was hired on November 4, 2024 with an incorrect position title; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Sherri Russo as the Advisory Board Secretary.

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

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

The following resolution was offered for consideration:

#R-2024-187

**RESOLUTION TRANSFERRING EMPLOYEE TO ADMINISTRATIVE OFFICES
MONAGHAN**

WHEREAS, there is a vacancy for a Confidential Administrative Assistant in the Township Administrator’s Office; and

WHEREAS, after review and discussion, it is in the best interest to transfer Danielle Monaghan to the Administrative Offices; and

WHEREAS, there will be a replacement employee starting November 12, 2024; and

Resolution #R-2024-187 cont'd:

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to transfer Danielle Monaghan to the Administrative Offices effective November 12, 2024.

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
Mr. Panico	- Aye
Mayor Mueller	- Aye

Personnel / Shared Leave Policy

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Local Union No. 469

The following resolution was offered for consideration:

#R-2024-194

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township of Readington recognizes Teamsters Local Union No. 469, an affiliate of the International Brotherhood of Teamsters as the sole and exclusive bargaining agency for all blue collar works of the Department of Public Works of the Township of Readington; in all matters pertaining to rates of pay, wages (salaries), hours of work, benefits, and other terms and condition of employment; and

WHEREAS, the previous collective bargaining agreement ended on December 31, 2023; and

WHEREAS, the Township Administrator and the Public Works Director have met with representatives from the Department of Public Works/Roads Division employees and Parks, Buildings and Grounds Division employees unions over numerous meetings to negotiate a successor contract.

NOW THEREFORE BE IT RESOLVED, the Readington Township Committee approves the agreement between the Township of Readington and Teamsters Local Union No. 469, an affiliate of the International Brotherhood of Teamsters effective from January 1, 2024 through June 30, 2028.

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
Mr. Panico	- Aye
Mayor Mueller	- Aye

Contract Negotiations / Website Provider Services

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Sewer Allocation Agreement (Block 81, Lot 1)

The following resolution was offered for consideration:

#R 2024-188

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Apartments at Three Bridges Holdings, LLC (the “Redeveloper”) intends to construct and operate an 80-unit affordable housing rental project, together with such other improvements as may be necessary in connection therewith, such as leasing offices, community building, parking spaces, landscaping, curbing, and paving (the “Project”) on property located at 702 US Highway Route 202 and designated on the Readington Township tax maps as Block 81, Lot 1 (the “Property”); and

WHEREAS, the Redeveloper's predecessor in interest entered into an Affordable Housing Agreement dated December 14, 2022 which has been assigned to Redeveloper and thereafter the Township authorized the execution of Redevelopment Agreement with Redeveloper on May 20, 2024 to develop the Property for the above-described use; and

WHEREAS, the Township declared the Property a Redevelopment Area and undertook the necessary procedures that will allow the Project to proceed, and the Redeveloper is pursuing the necessary approvals to be obtained from the entities having jurisdiction over it; and

WHEREAS, the Project is also contemplated by the Township’s Settlement Agreement with Fair Share Housing Center (“FSHC”), which has been approved by the Superior Court of the State of New Jersey, Hunterdon County in In the Matter of the Township of Readington, County of Hunterdon, Docket No. HNT-301-15, and will help to satisfy the Municipality’s constitutional “Mount Laurel” obligation to provide very-low, low and moderate income housing (the “Settlement Agreement”); and

WHEREAS, pursuant to the Settlement Agreement, the Township was to secure sewer services at the Property for the proposed affordable development and made the necessary applications to expand sewer service to the Property; and

WHEREAS, the Raritan Township Municipal Utilities Authority (hereinafter “RTMUA”) approved an amendment to the Water Quality Management Plan to allow for service to the Property and by way of letter dated December 1, 2023, the New Jersey Department of Environmental Protection (“NJDEP”) approved the expansion of RTMUA sewer service area to include the Property; and

WHEREAS, the Property is now within a Sewer Service Area (“SSA”); and

WHEREAS, the Redeveloper made application to the Readington Township Sewer Advisory Committee to secure sewer allocation; and

WHEREAS, because the Project will assist the Township in meeting its affordable housing obligations over and above the obligations generated by the Project, the Township Sewer Advisory Committee recommended approval 18,525 GDP of sewer capacity at its meeting held on April 25, 2024, and the Township Committee approved the allocation at its regular meeting held on May 6, 2024; and

WHEREAS, the RTMUA subsequently requested the Applicant revise its GDP calculation to include any flow from the proposed 3,590 square foot community building, which resulted in an increase of 360 GDP; and

WHEREAS, the Redeveloper thereafter made a subsequent application to the Readington Township Sewer Advisory Committee to secure sewer allocation of 18,885 GDP; and

WHEREAS, because the Project will assist the Township in meeting its affordable housing obligations over and above the obligations generated by the Project, the Township Sewer Advisory Committee recommended approval 18,885 GDP of sewer capacity at its meeting held on October 22, 2024, and the Township Committee approved the allocation at its regular meeting held on November 4, 2024; and

Resolution #R-2024-188 cont'd:

WHEREAS, the Project will generate a projected wastewater flow of 18,885 gallons per day (GPD) in accordance with N.J.A.C. 7:14A-23.3 and this has been approved by the RTMUA and there is adequate capacity; and

WHEREAS, the Redeveloper and Township of Readington are required to enter into a Sewer Allocation Agreement, which has been reviewed and approved by the Township Committee and Township Attorney.

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 on the Sewer Allocation Agreement.

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

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

Contract Negotiations / Visual Computer Solution Inc (Jobs for Blue)

The following resolution was offered for consideration:

#R-2024-189

**RESOLUTION AUTHORIZING A CONTRACT WITH VISUAL COMPUTER SOLUTIONS, INC.
FOR OFF-DUTY POLICE SCHEDULING**

WHEREAS, there exists a need for specialized services for the scheduling and billing of off-duty police services; and

WHEREAS, Visual Computer Solutions, Inc. using its Jobs4Blue proprietary software has extensive experience, training and proven reputation in the area of scheduling and billing off-duty police services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 *et seq.*) requires that the resolution authorizing the award of contracts for “Extraordinary, Unspecifiable Services” without competitive bids and the contract itself must be available for public inspection; and

WHEREAS, the contract with Visual Computer Solutions, Inc. meets the statute and regulations governing the award of said contracts, as per the attached Certification.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington as follows:

1. The Mayor and the Clerk are hereby authorized and directed to execute the attached agreement with Visual Computer Solutions, Inc for off-duty police scheduling and billing services.

Resolution #R-2024-189 cont'd:

2. This contract is awarded without competitive bidding as an “Extraordinary, Unspecifiable Services” in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because the services requested are specialized scheduling and billing services that require expertise, substantial experience, and proven reputation in the multi-faceted aspects of overseeing such functions. Knowledge and familiarity of applicable Township and State laws and regulations are also required. Visual Computer Solutions, Inc. has satisfied all of these requirements, and their services are required to permit the Township to maintain critically important managerial oversight and administrative services. Precise specifications are not feasible because the services are multi-faceted and dependent on evolving day to day operational needs of the Township.

3. There is no cost to the Township for this service, however, the provisions of Township Code Section 43-108 *et seq* shall apply.

4. A notice of this action shall be published in the official newspaper authorized to publish notices for the Township of Readington within 20 days after passage of this resolution.

5. A copy of this Resolution and executed contract shall be filed in the Office of the Township Clerk.

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
Mr. Panico	- Aye
Mayor Mueller	- Aye

Contract Negotiations / Shared Services Agreement (Municipal Court)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Block 93, Lot 2 (Torsilieri)

The following resolution was offered for consideration:

#R-2024-190

***TOWNSHIP OF READINGTON
RESOLUTION***

WHERE AS, the Hunterdon County Open Space, Farmland, and Historic Preservation Trust Fund Plan established an Open Space Acquisition Grants Program to provide Open Space Trust Funds to qualifying charitable conservancies or municipalities for the acquisition of lands for public recreation, conservation, and general open space purposes in Hunterdon County.

The corporate body/board of the Township of Readington desires to further the public interest in Hunterdon County by obtaining Open Space Trust Funds in the amount of \$242,500.00 to fund the following acquisition project:

Block 93, Lot 2, commonly known as 416 Main Street in Three Bridges, Township of Readington, and is owned by Torsilieri Real Estate Holdings Corp. The estimated value of the property is \$485,000.00.

Resolution #R-2024-190 cont'd:

This acquisition would require the commitment of \$242,500.00 as the municipality's share of funds.

NOW, THEREFORE, BE IT RESOLVED, the corporate body/board authorizes:

1. Richard Sheola, Township of Readington Administrator, to: (a) make an application to the County of Hunterdon for Open Space Trust Funds, (b) provide additional application information and furnish such documents as may be required for the Nonprofit Grants Program and (c) act as the principal contact person, correspondent and authorized signatory of the above name Nonprofit Organization.

2. If the County of Hunterdon determines that the application is complete and in conformance with the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan and the Policies and Procedures Manual for the Nonprofit Grants Program adopted thereto, the Nonprofit Organization agrees to use the approved Open Space Trust Funds in accordance with such adopted policies and procedures, and applicable state and local government rules, regulations and statutes thereto.

3. The Township of Readington commits and encumbers \$242,500.00 as its source(s) of funds and the balance necessary to complete the approved acquisition project.

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

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

Contract Negotiations / Community Options

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Hunterdon Land Trust

A **MOTION** was made by Mr. Panico to approve the agreement between Readington Township and the Hunterdon Land Trust for easement monitoring, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Harriet's Mobile Home Park Pump Station

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 4, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of November 4, 2024 for content only, seconded by Mr. Huelsebusch with a vote of 4 ayes nays none recorded and 1 abstention (Mr Panico).

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Police

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / 520 Mountain Road

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Finance

Mayor Mueller stated that this matter remains in Executive Session

CONSENT AGENDA:

Mayor Mueller 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 meetings of November 4 , 2024
2. * **Release of Police Escrow (Kearns Funeral Home)**
3. * **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	4-01	\$ 841,362.06
SEWER UTILITY OP FUND	4-02	\$ 14,377.28
GENERAL	G-01	\$ 122.50
OTHER TRUST	X-03	\$ 29,529.35
PAYROLL DEDUCTIONS	X-06	\$ 221,803.91
2021 CAPITAL IMPROVEMENTS	X-21	\$ 12,890.01
2023 CAPITAL IMPROVEMENTS	X-23	<u>\$ 35,331.06</u>
TOTAL OF ALL FUNDS		\$ 1,155,416.17

A **MOTION** was made by Mr. Panico to approve the Consent Agenda seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

- | | |
|-----------------|--|
| Mr. Albanese | -Aye |
| Mr. Heller | - Aye |
| Mr. Huelsebusch | - Aye |
| Mr. Panico | - Aye (abstained from 11/4/24 minutes) |
| Mayor Mueller | - Aye |

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Susan Masinda spoke to resident concerns regarding the Route 22 corridor zoning ordinance on the agenda and requested that the Committee consider the concerns of the public and comments from the Planning Board before introducing the ordinance.

Rene Rao requested that data centers be removed from all zones as a proposed permitted use along the Route 22 corridor due to the negative impacts they may have on the residents. She also requested clarification on the ordinance process.

Julia Allen, member of the Planning Board, spoke to concerns regarding the proposed zoning changes along Route 22 specifically regarding fast food restaurants with drive-thru's, clarity of outside storage of vehicles, materials and equipment, and the proposed Highway Commercial zoning designation east of Van Horne Road due to the proximity to residential homes.

Bob Shoenfeld spoke to residents having the opportunity to comment on the ordinance before it is introduced.

Betty Ann Fort spoke to posting the ordinance on the Township website prior to introduction so that the public could have the opportunity to review it beforehand.

Kristina Garcia spoke to the potential negative impacts of the rezoning of Route 22 to the residents and the environment along the corridor.

Frank Leshik spoke to negative impacts of drive-thru fast food restaurants.

Kate DeLuca expressed concerns about flooding and additional development in environmentally sensitive areas. She also spoke to the need for Adult Day as a permitted use in the Highway Village Commercial zoning.

Bob Glauber expressed concern about development around the streams due to existing issues with flooding and the importance of maintaining the quality of the community.

Peter Riccardi expressed concern about an increase in crime from additional development along the Route 22 corridor.

Laura Hartz spoke in opposition of the Highway Commercial zoning east of Van Horne Road and the addition of drive-thru fast food restaurants due to the potential negative impacts to the surrounding community.

James Carden expressed concern about the proposed zoning changes and protecting the rural character and best interests of the residents and community.

Andrea Stier expressed concerns about proposed drive-thru's and the additional traffic that would come from Route 78.

A resident who recently moved to the area expressed concern about the proposed zoning changes along the Route 22 corridor.

Mr. Heller suggested that due to the amount of public interest in the proposed ordinance changes that the Committee consider having a "town hall" with the Township's Land Use professionals.

PUBLIC HEARING

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

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE DONATION AND ADMINISTRATIVE TRANSFER OF OWNERSHIP OF PUBLIC PARKLAND PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 ON THE OFFICIAL TAX MAP OF READINGTON TOWNSHIP AND BLOCK 28, LOT 1 AND BLOCK 37, LOT 1 ON THE OFFICIAL TAX MAP OF RARITAN TOWNSHIP, AND LOCATED ON 20 AND 24 RIVER ROAD, AND 189 AND 191 ROCKAFELLOW'S MILL ROAD, TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR CONTINUED PUBLIC OPEN SPACE, CONSERVATION AND PASSIVE RECREATION PURPOSES

Ordinance #26-2024

Mr. Huelsebusch provided a brief summary of the ordinance.

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

There were none.

Mayor Mueller 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE DONATION AND ADMINISTRATIVE TRANSFER OF OWNERSHIP OF PUBLIC PARKLAND PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 ON THE OFFICIAL TAX MAP OF READINGTON TOWNSHIP AND BLOCK 28, LOT 1 AND BLOCK 37, LOT 1 ON THE OFFICIAL TAX MAP OF RARITAN TOWNSHIP, AND LOCATED ON 20 AND 24 RIVER ROAD, AND 189 AND 191 ROCKAFELLOW'S MILL ROAD, TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR CONTINUED PUBLIC OPEN SPACE, CONSERVATION AND PASSIVE RECREATION PURPOSES

ORDINANCE #26-2024

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

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

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

Clerk read by Title:

***AMENDING CHAPTER 21 TO THE CODE OF THE TOWNSHIP OF READINGTON
CONCERNING FIRE WATCH***

Ordinance #32-2024

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

Deputy Mayor Panico inquired about impact to residential properties.

Mayor Mueller 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AMENDING CHAPTER 21 TO THE CODE OF THE TOWNSHIP OF READINGTON
CONCERNING FIRE WATCH***

ORDINANCE #32-2024

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

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

Clerk read by Title:

***AMENDING CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF READINGTON
CONCERNING FIRE EQUIPMENT REIMBURSEMENT***

Ordinance #33-2024

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

Deputy Mayor Panico inquired about the applicability of the ordinance to both residential and commercial properties.

Mayor Mueller 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AMENDING CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF READINGTON
CONCERNING FIRE EQUIPMENT REIMBURSEMENT***

ORDINANCE #33-2024

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

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

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

Clerk read by Title:

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

Ordinance #34-2024

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

Mr. Heller inquired about the status of creating additional parking in the back field.

Mayor Mueller 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

ORDINANCE #34-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

There was none.

OLD BUSINESS

1. ***Discharge of Affordable Housing Agreement / Discharge of Mortgage (Block 21.06, Lot 201.01)***

The Committee discussed and agreed to table this item pending further discussion with the Township’s affordable housing counsel.

A **MOTION** was made by Mr. Panico to table this agenda item for further discussion, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

NEW BUSINESS

1. ***An Ordinance Amending and Supplementing Portions of the Land Use Ordinance Found in Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, County of Hunterdon, and State of New Jersey Permitting Up to Two Detached Single-Family Dwellings on Lots with an Appropriate Lot Size in the SRR Special Resource Residential and RR Rural Residential Zones***

Deputy Mayor Panico provided a brief overview of the proposed ordinance.

Mr. Heller requested clarification on the intent of the ordinance.

Mr. Albanese inquired about the number of properties that will be affected.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF THE LAND USE ORDINANCE FOUND IN CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERMITTING UP TO TWO DETACHED SINGLE-FAMILY DWELLINGS ON LOTS WITH AN APPROPRIATE LOT SIZE IN THE SRR SPECIAL RESOURCE RESIDENTIAL AND RR RURAL RESIDENTIAL ZONES

Ordinance #35-2024

WHEREAS, the Township ordinance does not permit more than one dwelling on one lot within single-family residential districts; and

WHEREAS, the Township sees a benefit to permitting more than one dwelling on a limited number of large properties within appropriate single-family residential districts to provide the opportunity for multiple members, or generations, of families to live on the same property within their individual homes, thus increasing the available housing stock within the Township in a manner that does not compromise the rural, agricultural character of the landscape; and

WHEREAS, the Township intends to allow the development of such homes in a manner that protects the environment, including groundwater resources, surface waters, forests, wetlands, steep slopes, and without compromising the Township’s agricultural and open space preservation policies; and

WHEREAS, the minimum permitted lot sizes in the SRR Special Resource Residential and RR Rural Residential zoning districts are, most prominently, based on the ability of the groundwater to dilute nitrates from septic effluent emanating from on-site subsurface septic disposal fields that serve homes in the districts; and

Ordinance #35-2024 cont'd:

WHEREAS, in order to allow up to two homes on a single property in the SRR Special Resource Residential and RR Rural Residential districts without negatively impacting groundwater quality due to unanticipated concentrations of nitrates, any lot upon which two detached single-family dwellings are developed should have at least four times the area of the minimum required conventional lot size for a single-family home in the SRR zone and at least eight times the area of the minimum required conventional lot size for a single-family home in the RR zone.

NOW THEREFORE 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 148 of the Land Use Ordinance as follows (new language is underlined and bolded **thus**; deleted language is struck ~~thus~~):

SECTION 1. The aforementioned preambles are incorporated herewith as if fully set forth herein.

SECTION 2. The following sections of Article IV “District Regulations”, are hereby amended to permit up to two detached single-family dwellings on lots with a certain minimum acreage, as follows:

§148-14 SRR Special Resource Residential Zone

A. **Permitted principal** ~~Principal permitted~~ uses. One of the following:

- (1) Detached single-family dwelling units. **Lots having an area of 40 acres or greater may have up to two detached single-family dwellings, subject to all of the following requirements:**
 - (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
 - (b) **The property shall have no more than one driveway-to-street connection per street frontage.**
 - (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant for all buildings.**

§148-16 RR Rural Residential Zone

A. Permitted principal uses - RR Zone.

- (2) Detached single-family dwelling units. **Lots with an area of 40 acres or greater may have up to two detached single-family dwellings, subject to all of the following requirements:**
 - (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
 - (b) **The property shall have no more than one driveway/street connection per street frontage.**
 - (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant.**

SECTION 3. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

Ordinance #35-2024 cont'd:

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 6. 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.

SECTION 7. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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

The Public Hearing was scheduled for December 16, 2024 at 7:45 p.m.

2. ***An Ordinance Supplementing and Amending Volume II Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, to Create the HVC Highway Village Commercial, HC Highway Commercial, and the ROM-3 Research Office and Manufacturing Zoning Districts, and to Provide Use Provisions, Spatial and Design Standards, and Definitions Related thereto; to Remove the Village Residential Affordable Housing-1 Districts, and Amend the Zoning Map of the Township to Reflect the Amending Zoning Districts***

Mayor Mueller provided an overview of the ordinance, addressed the comments from the Public and spoke to some of the proposed uses and benefits to the residents and local business owners in the community.

Mr. Heller reiterated his request for a “town hall” with the professionals to allow the public to discuss their concerns before the ordinance is introduced

Mr. Albanese voiced his concerns with some of the proposed items in the ordinance such as drive-thru fast food restaurants, no restrictions on equipment for contractor yards and the Highway Village Commercial zoning east of Van Horne Road.

Deputy Mayor Panico provided some history on the ordinance and discussed the changes that have been made along the way based on the feedback that has been received. He proposed the following amendments to the ordinance to move forward with introduction:

1. Remove fast food drive-thru’s as an accessory use in all zones
2. Change wording for outdoor storage for contractor yards to be “total number of vehicles and equipment”
3. Add adult day care use to Highway Village Commercial zone
4. Change the zoning east of Van Horne Road (from Van Horne Rd. to Lake Drive) from Highway Commercial to Highway Village Commercial.

The following ordinance was offered for introduction:

AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS

Ordinance #36-2024

WHEREAS, Readington Township continues to seek appropriate measures within the Land Development Code to maintain and enhance the economic viability within the Route 22 corridor; and

WHEREAS, Readington Township is committed to revitalizing underutilized and deteriorating properties by creating new development and redevelopment opportunities within the US Route 22 corridor. These efforts aim to improve aesthetic quality of the Township’s built environment, attract new businesses, generate additional employment opportunities, and foster a more economically vibrant and resilient community; and

WHEREAS, Readington Township is dedicated to revitalization of this commercial corridor in a manner that preserves the existing rural character of the district; and

WHEREAS, Readington Township Planning Board adopted a Master Plan Reexamination Report on October 23, 2023, that recommends zoning amendments and the creation of new zones within the Route 22 corridor to provide a regulatory framework to increase economic activity, development, and redevelopment to benefit the Township; and

WHEREAS, Readington Township has determined that amending Chapter 148 Land Development to permit a greater range of permitted principal uses with appropriate design standards, through the establishment of the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Districts along Route 22 to provide for additional opportunities for business and mixed residential/commercial development within the corridor is consistent with the Master Plan; and

WHEREAS, Readington Township replaced the Village Residential Affordable Housing-1 District with the Block 36 Redevelopment Plan without having deleted the regulations from the Ordinance. This Ordinance repeals the VRAH-1 regulations as they are no longer applicable.

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 Chapter 148 of the Land Use Ordinance of the Township of Readington as follows (Deletions are indicated ~~thus~~; additions are indicated thus):

SECTION I. The above preambles are incorporated as if fully set forth herein.

SECTION II. Article II §148-9 entitled “Definition of Terms” is hereby supplemented and amended to create new definitions and to modify the following existing terms:

ALCOHOL FACILITY — Any of the following alcohol production or service facilities:

- Bar - A use engaged primarily in the sale or dispensing of alcoholic beverages by the drink for consumption on the premises.
- Brewpub – A restricted brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.c. license in combination with a restaurant that has a plenary brewery license.
- Cidery - A facility for the production of alcoholic cider licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

Ordinance #36-2024 cont'd:

- Craft Distillery - A facility for the making of liquor produced by the distillation process from plant matter that has previously undergone an alcoholic fermentation process and is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 3.d license.
- Limited Brewery - A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.b. license.
- Meadery - A fermentation facility for the making of mead that is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

AUTO DETAILING — A service business involving washing, waxing, bug and tar removal, clay bar surface, degreasing, dressing outside plastics and rubber, waxing or wax sealant, buffing, cleaning and dressing tires, cleaning the engine, dent repair, ventilation decontamination, headlight restoration touch-up painting, fixing scratches or marring in the paint or wheels, applying paint protective coatings and films, interior vacuuming, steam cleaning, cleaning of interior, dressing interior materials, spot cleaning, and/or interior shampooing of automobiles.

AUTO REPAIR AND SERVICE — A service involving the maintenance, servicing, or repair of motor vehicles.

BANK (FINANCIAL) - A business for the custody, loan, or exchange of money or other financial instruments; for the extension of credit and for facilitating the transmission of funds. A bank that includes a drive through facility to conduct business shall meet this definition.

BED AND BREAKFAST – A private residence that rents rooms as temporary lodging and which is the personal residence of the operator. A maximum of eight rooms shall be rented. The food that may be served to registered guests is limited to a breakfast meal and light snacks. Length of stay shall not exceed 21 consecutive days for each registered guest. Total guest occupancy shall not exceed 20 persons at any one time.

CONSTRUCTION OR TRADE CONTRACTOR – A use which shall include an office and may include outdoor storage of equipment, materials or vehicles directly related to the contracting business. Such a use encompasses trades relating to construction, but shall not include manufacturing, assembly, or processing of goods or materials.

DAYCARE, ADULT – A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

EQUIPMENT RENTAL AND SALES – Uses engaged in the rental or sale of tools, tractors, construction equipment, agricultural implements, and other, similar equipment. This term does not include the sale or rental of vehicles used on public thoroughfares or uses that require a Dealership License from the New Jersey Motor Vehicle Commission.

FARMERS MARKET – Retail sale of vegetables or produce, flowers, orchard products, and similar agricultural products, occurring in a predesignated area, where the vendors are individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

GARDEN CENTER – A use where retail and wholesale products and produce are sold to consumers and construction and trade contractors. These centers, which may include a nursery and/or greenhouses, may include plant material, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils. Such uses may contain outdoor storage of plant material which is visible to the street or public right-of-way, though products other than plant material may not be stored in such a manner, and outdoor storage of other material or products may not be within public view.

LABORATORY: MEDICAL – A facility where blood or other biological specimens are collected, analyzed, or both.

LABORATORY: RESEARCH, TESTING AND ANALYTICAL – A facility for scientific analysis of natural resources, medical and dental resources, electronics, large instruments, and manufactured materials. This does not include work with hazardous materials or testing of devices or other materials on animals

Ordinance #36-2024 cont'd:

LIMITED BREWERY – A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10.

OFFICE, PROFESSIONAL AND GENERAL – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, reproduction, computer, and communications equipment.

OUTPATIENT SURGICAL CENTER – A facility where patients are admitted for treatment or surgical procedures by physicians or other medical personnel where treatment and surgical procedures require a stay of less than twenty-four hours.

PHARMACY – A retail facility where drugs and medicines are prepared, packaged, and dispensed. Retail sales may include pharmaceutical products and supplies, therapeutic devices and personal care products. Accessory retail items may include non-health-related products. A pharmacy that includes a drive through facility shall meet this definition.

RECREATION AND SPORTS FACILITY – A permanent facility for recreational activities including any of the following: tennis, platform games, swimming, exercise rooms, handball, basketball, soccer, lacrosse, fitness instruction, martial arts, gymnastics, table-top games, skate park facilities, bowling, squash, golf, ice skating, hockey, roller skating, archery, rock climbing, laser tag, badminton, racquetball, axe throwing, paintball and/or similar activities. Vehicular sports or motor-driven equipment are excluded.

RETAIL SERVICE – Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including, finance, real estate and insurance, motion pictures, amusement and recreation services, health, educational, and social services, personal care, hair and beauty services, museums and concert halls, but not to include adult cabarets.

SMALL APPLIANCE REPAIR SERVICES – A use where customers bring portable devices and instruments typically used for domestic functions, including but not limited to: vacuum cleaners, televisions, toasters, hairdryers, mixers, fans, radios, food processors, smart phones, computers and other household electronic devices for service, repair or refurbishment. Used and refurbished appliances and devices may also be sold on the premises.

THEATER – A facility used to show motion pictures or for drama, dance, musical or other live performances.

URGENT CARE – Shall mean any medical use engaged in providing walk-in, extended hour access for acute illness and injury care that is either beyond the scope or availability of the typical primary care practice or medical clinic. Urgent care does not include holding of patients overnight, emergency room services, medical offices and hospitals.

SECTION III. Article III, §148-10 entitled "Zoning Districts", is hereby amended as follows:

Ordinance #36-2024 cont'd:

§148-10 Zoning Districts.

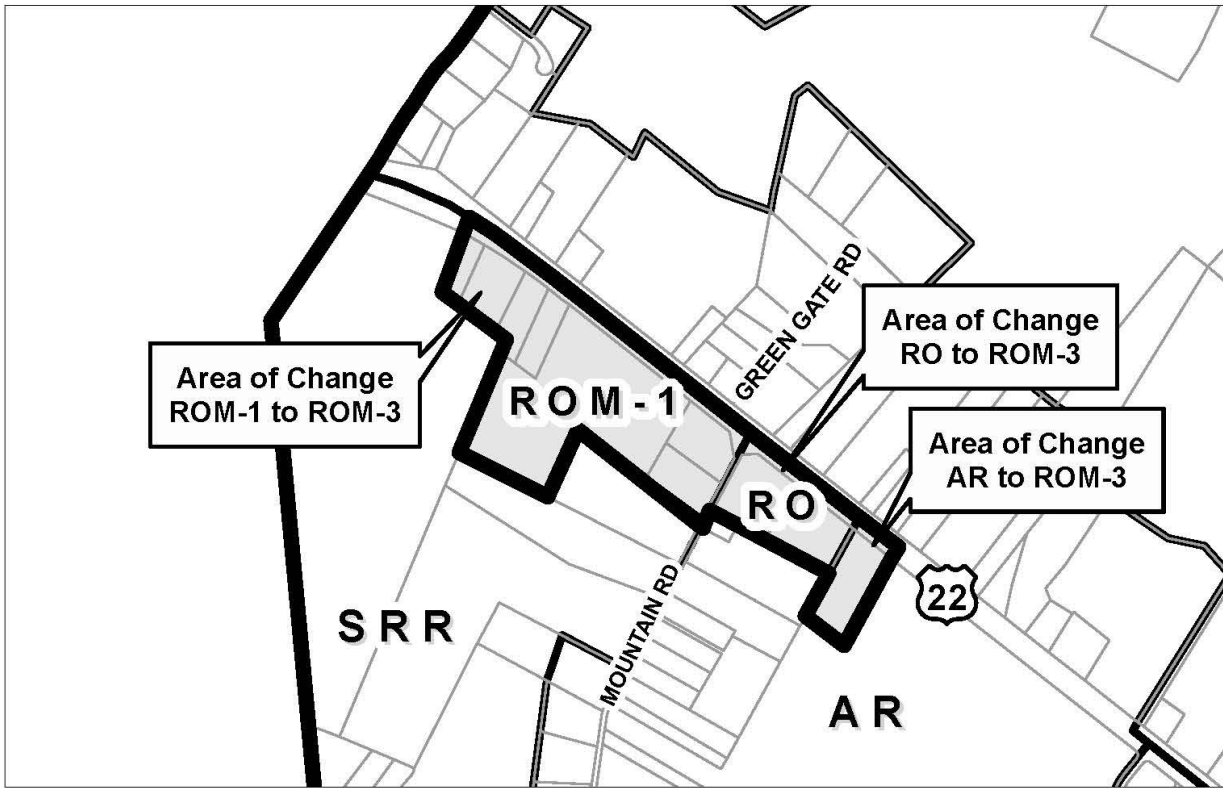
A. For the purpose of this chapter, the Township of Readington is hereby divided into ~~21~~ 32 districts as follows:

SRR	Special Resource Residential
AR	Agricultural Residential
RR	Rural Residential
R-1	Residential One-Acre
VR	Village Residential
VR-1	Village Residential-1 Zone
HR	Hamlet Residential
<u>HC</u>	<u>Highway Commercial</u>
<u>HVC</u>	<u>Highway Village Commercial</u>
PND	Planned Neighborhood Development
PND-1	Planned Neighborhood Development
PND-2	Planned Neighborhood Development Zone
VC	Village Commercial
VH	Village Hospitality
PO	Professional Office
B	Business District
LCBO	Licensed Cannabis Business Overlay
ROM-1	Research Office and Manufacturing
ROM-2	Research Office and Manufacturing Park
<u>ROM-3</u>	<u>Research Office and Manufacturing</u>
RO	Research Office
RO-1	Research Office
SC-2	Senior Citizen-2
SC-4	Senior Citizen-4 Overlay Zone
	Solberg-Hunterdon Air Safety and Historic Airport Overlay
VRAH-1	Village Residential Affordable Housing-1
ARAH-1	Age-Restricted Affordable Housing-1
ARAH-2	Age-Restricted Affordable Housing-2
ARAH-3	Age-Restricted Affordable Housing-3
MFAH-1	Multifamily Affordable Housing
MFAH-2.5	Multifamily Affordable Housing-2.5
MFAH-3	Multifamily Affordable Housing-3
MFAH-4	Multifamily Affordable Housing-4
WMG	Whitehouse-Mechanicsville Gateway Overlay Zone

SECTION IV. Article III, §148-11 entitled "Zoning Map" is hereby amended to eliminate the PO Professional Office zone and to delineate the boundaries of the newly created HVC Highway Village Commercial district, HC Highway Commercial district, and ROM-3 Research Office and Manufacturing district in accordance with the following table of blocks and lots that are included in the zoning district changes and pursuant to the following graphics depicting amended zoning boundaries:

Ordinance #36-2024 cont'd:

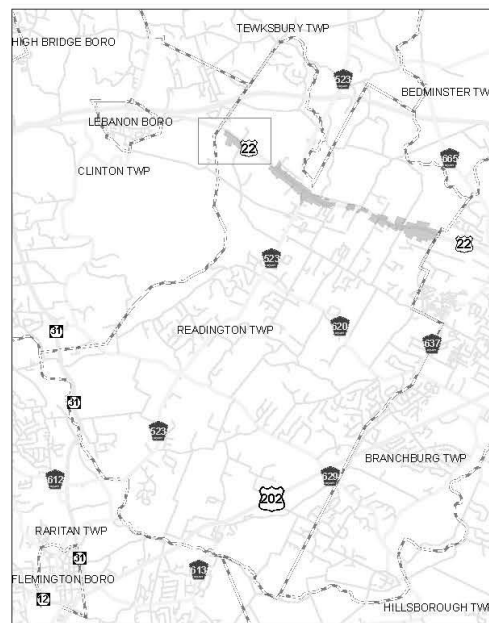
Properties Located Within Areas of Zoning District Changes			
Block	Lot(s)	Current Zone	New Zone
4	53, 54, 67, 68, 69, 70, 71, 72	B	HVC
5	2, 3, 4, 5, 6	B	HVC
7	1, 2, 3, 4	B	HVC
8	3, 13, 14	B	HVC
9	12, 13.01, 14, 15, 16	B	HVC
14	37, 39, 40	AR	HVC
14	49	B	HC
14	30, 30.01, 31, 32, 33, 34, 35	PO	HVC
15	14, 15, 16, 17, 18, 19	AR	HC
15	7.01, 8, 9, 10, 11, 12	B	HC
15	13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25	PO	HC
17	4, 6.01, 7, 8, 9, 10.01, 21	B	HVC
17	1, 1.01, 2, 3, 4, 19	VC	HVC
19	1, 2, 3	PO	HVC
19.01	8	PO	HVC
20	2, 3, 4, 5, 6, 8	ROM-1	ROM-3
21	1, 28	RO	ROM-3
21	9	AR	ROM-3
21.12	1, 2, 3, 4, 5, 6, 7, 46.01, 46.08	B	HVC
21.13	4, 5, 6, 7, 8, 10, 13, 14, 15	B	HVC
24	1, 2, 9, 10, 13	B	HVC
24	2.01, 3, 4, 5, 6, 7	VC	HVC
34	1, 30, 31, 31.01, 33	B	HVC
35	1, 25	B	HVC
36	47, 48, 59, 67, 68, 68.01, 91	PO	HVC
38	66, 67, 69, 70, 71, 71.01, 72, 73, 77, 77.01, 78, 80, 80.01	PO	HVC
38	1, 2, 3, 4, 85, 86, 87, 88, 89, 90, 91	PO	HVC
39	1, 3, 59, 60, 62, 63, 65	B	HC
39	53.02, 56, 57, 58	RO	HC



Legend

Existing Zones

- | | |
|--|--|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VR/AH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Source:
Zoning: Readington Township; digitized by Clarke Caton Hintz

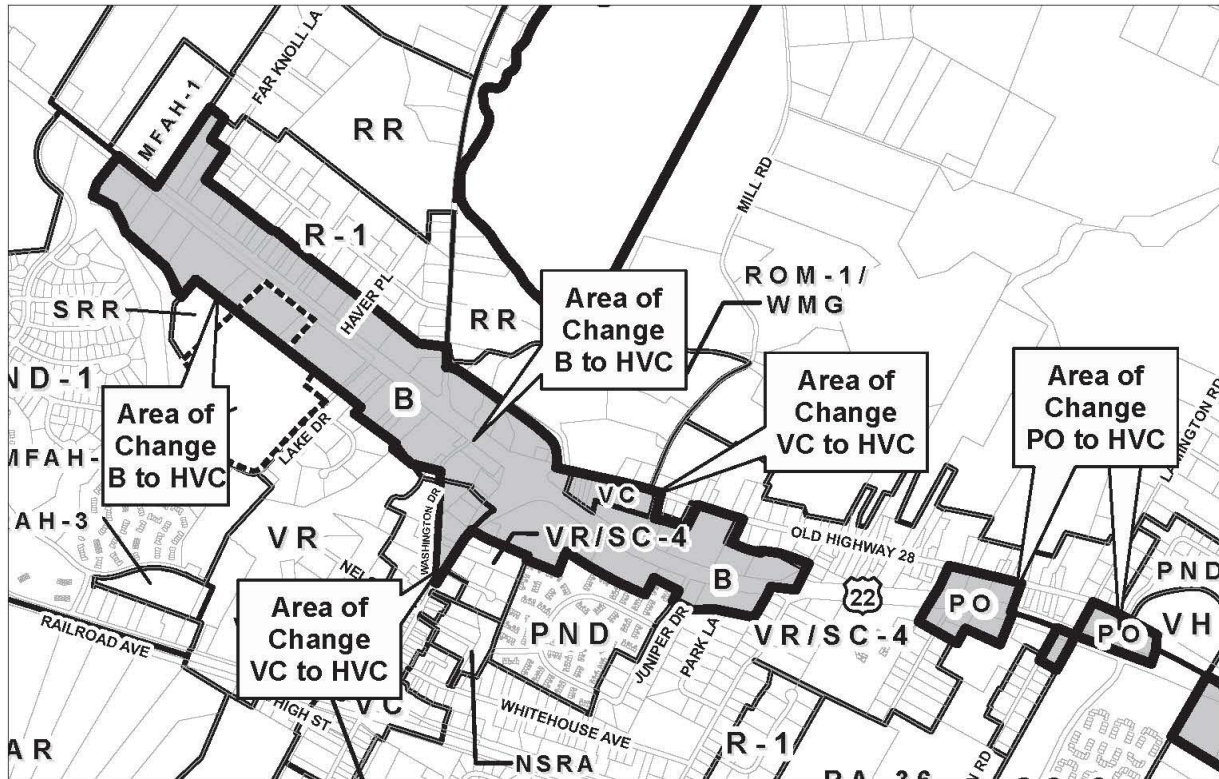


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Proposed Zoning Map Change (Map 1 of 3)

Readington Township, Hunterdon County, NJ

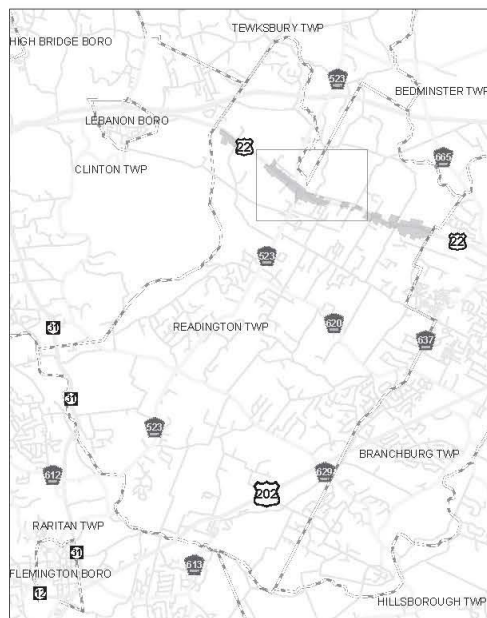
October 2024



Legend

Existing Zones

- | | |
|--|---|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VRAH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Source: Zoning Readington Township, digitized by Clarke Caton Hintz

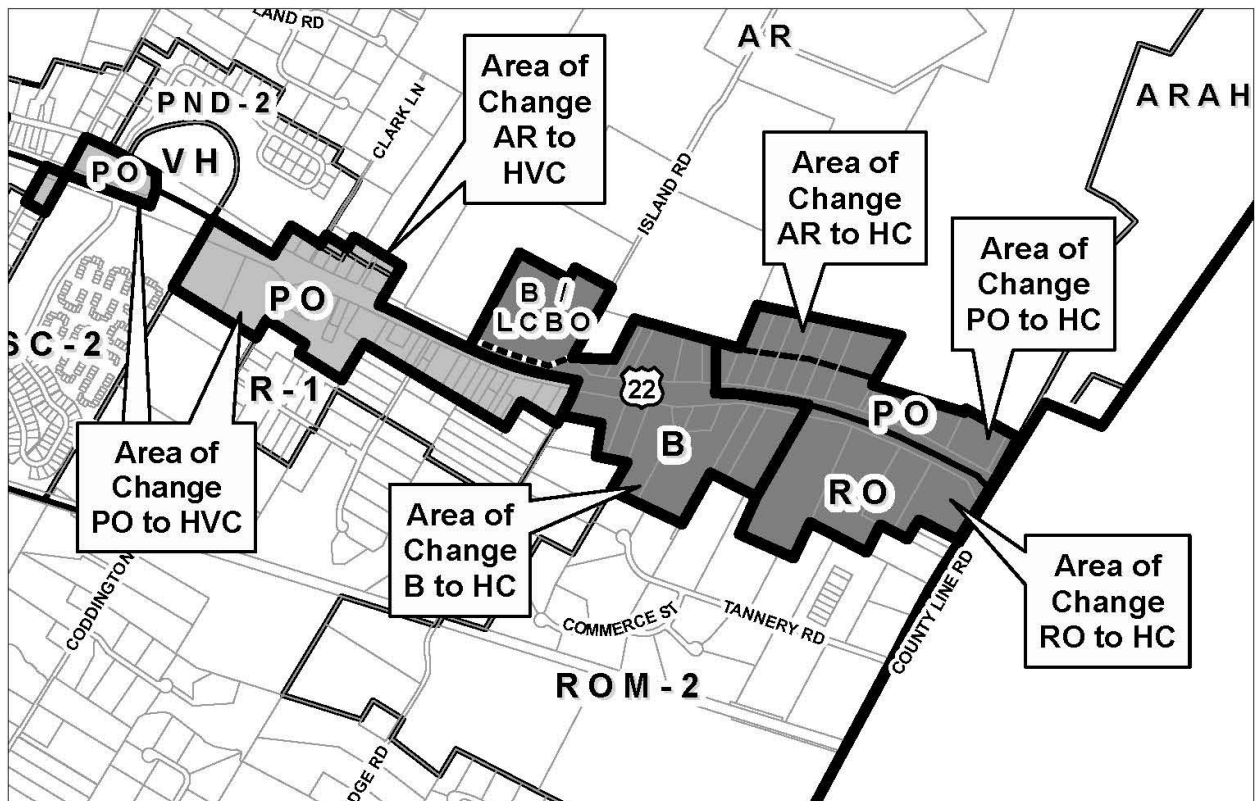


Proposed Zoning Map Change (Map 2 of 3)

Readington Township, Hunterdon County, NJ

October 2024

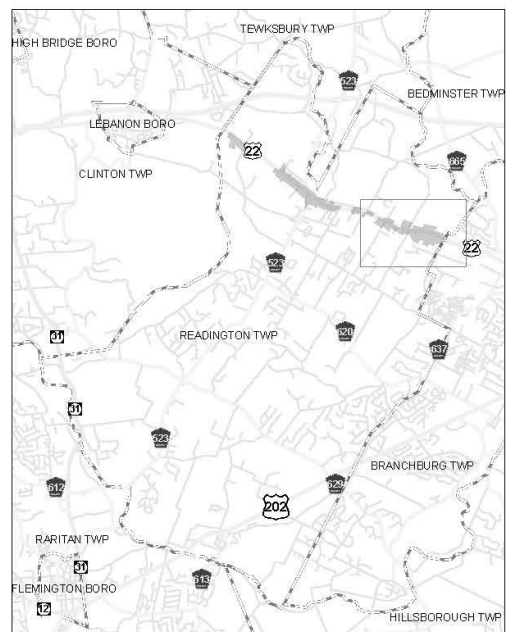
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Legend

Existing Zones

- | | |
|--|---|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VRAH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Source: Zoning: Readington Township, digitized by Clarke Caton Hintz



Proposed Zoning Map Change (Map 3 of 3)

Readington Township, Hunterdon County, NJ

October 2024

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SECTION V. Article IV “District Regulations” is hereby amended to remove existing §148-22.1 “PO Professional Office Zone” in its entirety.

SECTION VI. Article IV “District Regulations” is hereby amended to remove existing §148-27.5 “VRAH-1 Village Residential Affordable Housing-1 District” in its entirety.

Ordinance #36-2024 cont'd:

SECTION VII. Article IV “District Regulations” is hereby amended to establish the HVC Highway Village Commercial Zoning District and regulations.

§148-27.19 HVC Highway Village Commercial Zone.

A. Permitted Principal Uses

- (1) Adult day care centers.
- (2) Agriculture.
- (3) Alcohol facility.
- (4) Animal hospital.
- (5) Art gallery.
- (6) Art / Performance / Instructional studio.
- (7) Artisans / Makers including retail sale of goods.
- (8) Assisted living.
- (9) Bank.
- (10) Bed and breakfast.
- (11) Childcare center.
- (12) Farmers market.
- (13) Health / Sports Clubs and Gymnasiums.
- (14) Home occupations in conformance with §148-53.
- (15) Live / work building.
- (16) Office, medical.
- (17) Office, professional and general.
- (18) Pharmacy.
- (19) Residential apartments above non-residential use.
- (20) Restaurants.
- (21) Restaurants, Fast Food.
- (22) Retail sales.
- (23) Retail services.

Ordinance #36-2024 cont'd:

- (24) Sheltered workshop.
- (25) Small appliance repair services.
- (26) Theater.
- (27) Multiple permitted principal uses shall be permitted on one lot.

B. Accessory uses

- (1) Public and private parking facilities.
- (2) Fences and walls as regulated in Article VI.
- (3) Signs as regulated in Article XII.
- (4) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (5) Solar parking canopies as regulated in §148-60.2.
- (6) Outdoor dining/consumption for restaurants and alcohol facilities.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

C. Conditional uses

- (1) Single-family detached residences.
- (2) Single-family semi-detached residences.

D. Area and yard requirements

- (1) Minimum lot size: 0.50 acre.
- (2) Building requirements:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.35</u>	<u>0.50</u>	<u>0.70</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>0.55</u>	<u>0.70</u>	<u>0.80</u>
<u>Maximum Height in stories</u>	<u>2.5</u>	<u>3</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>40</u>	<u>40</u>

- (3) Required street frontage and building setbacks:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Minimum street frontage</u>	<u>50 ft.</u>	<u>100 ft.</u>	<u>150 ft.</u>
<u>Minimum front yard</u>	<u>20 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>
<u>Maximum front yard</u>	<u>40 ft.</u>	<u>40 ft.</u>	<u>40 ft.</u>
<u>Minimum side yard</u>	<u>10 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<u>Minimum side yard (aggregate)</u>	<u>30 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum rear yard setback</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>30 ft.</u>

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

(5) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 10 feet.

(c) Minimum side yard parking setback: 5 feet for lots less than one acre; 10 feet for all other lots.

(6) Vehicular access shall not be permitted from Old Highway 28 to an off-street parking area where a non-residential use has frontage on US Highway Route 22.

E. Buffers:

(1) The following buffer requirements shall apply:

	<u>Less Than 1 Acre</u>	<u>From 1 Acre but Less Than 2 Acres</u>	<u>2 Acres or Greater</u>
<u>Minimum buffer width when adjacent to a residential zone</u>	<u>10 ft.</u>	<u>20 ft.</u>	<u>30 ft.</u>
<u>Minimum front yard buffer on Old Highway 28</u>	<u>20 ft.</u>	<u>30 ft.</u>	<u>40 ft.</u>

(2) Single-family detached residences shall not be subject to HVC buffer requirements.

(3) Single-family semi-detached residences shall not be subject to HVC buffer requirements.

F. Off-street parking:

(1) Off-street parking requirements:

(a) Alcohol facility: one space per three seats.

(b) Animal hospitals: one space per 200 square feet of gross floor area.

Ordinance #36-2024 cont'd:

- (c) Art galleries: one space per 300 square feet of gross floor area.
- (d) Art / Performance / Instructional studios: one space per 200 square feet of floor area.
- (e) Artisans / makers: one space per 500 square feet of floor area.
- (f) Assisted living facilities: 0.4 spaces per dwelling unit.
- (g) Banks and professional and general offices: one space per 300 square feet of gross floor area.
- (h) Bed and breakfasts: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).
- (i) Childcare centers: one space per three children.
- (j) Farmers markets: one space per 500 square feet of gross floor area.
- (k) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.
- (l) Live / work buildings: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.19.F(1).
- (m) Medical offices: one space per 200 square feet of gross floor area.
- (n) Residential apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (o) Restaurants and fast food restaurants: one space per three seats.
- (p) Retail sales, retail services, pharmacies and personal services: one space per 300 square feet of gross floor area.
- (q) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (r) Small appliance repair services: one space per 500 square feet of gross floor area.
- (s) Theaters: 0.4 spaces per seat.

G. Signs:

- (a) Signs are subject to regulations set forth in §148-116.10.A.

Ordinance #36-2024 cont'd:

H. Outdoor dining/consumption shall meet the following standards:

- (1) 100-foot buffer to any residential use or zone.
- (2) 6-foot high opaque fence or wall between a residential use or zone, located on the inside boundary of the 100-foot buffer. Such a wall is not required where a building is located between an outdoor dining area and a residential use or zone.
- (3) Shall not contain any additional signage.
- (4) Non-permanent lighting such as string lighting is permitted.
- (5) Amplified sound or music shall not be permitted in areas reserved for outdoor dining or consumption.
- (6) Outdoor dining/consumption that is added to an existing establishment that is a permitted use is eligible for a site plan waiver, provided that:
 - (a) The facility to which it is accessory does not otherwise require site plan approval.
 - (b) It meets all of the requirements of §148-27.19.H herein.
 - (c) It meets all of the requirements for a site plan waiver in §148-97.D.

SECTION VIII. Article IV “District Regulations” is hereby amended to establish the HC Highway Commercial Zoning District and regulations.

§148-27.20 HC Highway Commercial Zone.

A. Permitted Principal Uses

- (1) Adult day care centers
- (2) Agriculture
- (3) Alcohol Facility
- (4) Animal hospital
- (5) Art Gallery
- (6) Art/Performance/Instructional Studio
- (7) Artisans/Makers Including Retail Sale of Goods
- (8) Assisted living.
- (9) Auto Detailing.
- (10) Auto Repair and Service.
- (11) Banks.
- (12) Bed and breakfast.

Ordinance #36-2024 cont'd:

- (13) Childcare centers.
- (14) Construction or trade contractor.
- (15) Farmers Market.
- (16) Garden center.
- (17) Health / Sports Clubs and Gymnasiums.
- (18) Home occupations in conformance with §148-53.
- (19) Hotels.
- (20) Laboratory: Medical.
- (21) Laboratory, research, testing and analytical.
- (22) Live/Work Building.
- (23) Office, medical.
- (24) Office, professional and general.
- (25) Outpatient surgical center.
- (26) Pharmacy.
- (27) Recreation or sports facility (indoor or outdoor).
- (28) Residential Apartments above non-residential use.
- (29) Restaurant.
- (30) Restaurant, Fast Food.
- (31) Retail Sales.
- (32) Retail Service.
- (33) Sheltered Workshop.
- (34) Small appliance repair services.
- (35) Theater.
- (36) Urgent care.
- (37) Multiple permitted principal uses shall be permitted on one lot.

Ordinance #36-2024 cont'd:

B. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private parking facilities.
- (3) Fences and walls as regulated in Article VI.
- (4) Signs as regulated in Article XII.
- (5) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (6) Solar parking canopies as regulated in §148-60.2.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

C. Area and yard requirements

- (1) Minimum lot size: 2 acres.

- (2) Building requirements:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.20</u>	<u>0.30</u>	<u>0.50</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>0.35</u>	<u>0.45</u>	<u>0.60</u>
<u>Maximum Height in stories</u>	<u>2.5</u>	<u>2.5</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>35</u>	<u>40</u>

- (3) Required street frontage and building setbacks:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Minimum front yard</u>	<u>40 ft.</u>	<u>40 ft.</u>	<u>40 ft.</u>
<u>Minimum side yard</u>	<u>30 ft.</u>	<u>30 ft.</u>	<u>40 ft.</u>
<u>Minium rear yard setback</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>40 ft.</u>

- (4) **Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.**

Ordinance #36-2024 cont'd:

D. Off-street parking and vehicular access:

(1) Off-street parking setback requirements:

- (a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.
- (b) Minimum rear yard parking setback: 10 feet.
- (c) Minimum side yard parking setback: 5 feet for lots less than two acres; 10 feet for all other lots.

E. Off-street parking:

(1) Off-street parking requirements.

- (a) Alcohol facility: one space per three seats.
- (b) Animal hospitals: one space per 300 square feet of gross floor area.
- (d) Art gallery: one space per 300 square feet of gross floor area.
- (c) Art/Performance/Instructional Studio: one space per 200 square feet of floor area.
- (d) Artisans/Makers Including Retail Sales of Goods: one space per 500 square feet of floor area.
- (e) Assisted living facility: 0.4 spaces per dwelling unit.
- (f) Auto detailing: one space per 300 square feet of gross floor area.
- (g) Auto repair and service: one space per 300 square feet of gross floor area.
- (h) Banks and professional and general offices: one space per 300 square feet of gross floor area.
- (i) Bed and breakfast: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).
- (j) Childcare centers: one space per three children.
- (k) Construction or trade contractor: one space per 300 square feet of gross floor area.
- (l) Farmers market: one space per 500 square feet of gross floor area.
- (m) Garden centers: one space per 500 square feet.
- (n) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.

Ordinance #36-2024 cont'd:

- (o) Hotels: 1.25 spaces per guest room.
- (p) Laboratory, medical: one space per 200 square feet of gross floor area.
- (q) Laboratory, research, testing and analytical: one space per 300 square feet of gross floor area.
- (r) Live/Work building: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.20.E(1).
- (s) Medical offices: one space per 200 square feet of gross floor area.
- (t) Outpatient surgical centers: one space per 200 square feet of gross floor area.
- (u) Recreation or sports facilities: one space per 200 square feet of gross floor area.
- (v) Residential Apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (w) Restaurant and fast food restaurants: one space per three seats.
- (x) Retail, retail services, and pharmacies: one space per 300 square feet of gross floor area.
- (y) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (z) Small appliance repair services: one space per 500 square feet of gross floor area.
- (aa) Theater: 0.4 spaces per seat.
- (bb) Urgent care: one space per 200 square feet of gross floor area.

F. Buffers:

	<u>Less Than 2 Acres</u>	<u>From 2 Acre but Less Than 5 Acres</u>	<u>5 Acres or Greater</u>
<u>Minimum buffer width when adjacent to a residential zone</u>	<u>50 ft.</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum front yard buffer width</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>

- (1) A double row of street trees shall be planted within the front yard buffer.
- (2) Street trees shall not exceed a spacing of 40 ft. on center.

G. Signs are subject to regulations set forth in §148-116.10.A.

Ordinance #36-2024 cont'd:

H. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:

- (1) Shall not exceed a height of 10 feet.
- (2) Shall be located no closer to a property line than the required yard setback for a principal building.
- (3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.
- (4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.
- (5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored outdoors shall not exceed a combined total of 10.
- (6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION IX. Article IV “District Regulations” is hereby amended to establish the ROM-3 Research Office and Manufacturing District and regulations.

§148-27.21 ROM-3 Research Office and Manufacturing.

A. Permitted Principal Uses

- (1) Agriculture.
- (2) Childcare centers.
- (3) Laboratory, research, testing and analytical.
- (4) Light manufacturing.
- (5) Office, medical.
- (6) Office, professional and general.
- (7) Product assembly.
- (8) Public and private open space and parks.
- (9) Equipment Rental and Sales.
- (10) Restaurant.
- (11) Solar energy facilities as regulated in §148-60.2
- (12) Wind energy facilities as regulated in §148-60.2
- (13) Multiple permitted principal uses shall be permitted on one lot.

Ordinance #36-2024 cont'd:

B. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private garages, off-street parking and truck loading spaces.
- (3) Display showrooms for products of permitted on-site research and testing.
- (4) Manufacturing of products related to a research, testing and analytical laboratory.
- (5) Non-retail sales of products related to a research, testing and analytical laboratory.
- (6) Interior storage of equipment, material and products.
- (7) Eating facilities not open to the general public.
- (8) Fences and walls as regulated in Article VI.
- (9) Child-care centers for the sole use of the principal use. (The floor area Occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (10) Agricultural storage sheds and barns.
- (11) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.
- (12) Repair and service of vehicles that are used, solely, in the operation of a permitted principal use. Repair and service are only permitted when conducted within an enclosed building.
- (13) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.

Ordinance #36-2024 cont'd:

- (14) Solar parking canopies as regulated in § 148-60.2.
- (15) Wind energy facilities as regulated in § 148-60.2.

C. Area and yard requirements

- (1) Minimum lot size: 3 acres.
- (2) Building requirements:

	<u>Less Than 10 Acres With Public Sewer and Water</u>	<u>Less Than 10 Acres Without Public Sewer and Water</u>	<u>Greater Than 10 Acres With Public Sewer and Water</u>	<u>Less Than 10 Acres Without Public Sewer and Water</u>
<u>Maximum floor area Ratio (F.A.R.)</u>	<u>0.12</u>	<u>.08</u>	<u>0.15</u>	<u>0.10</u>
<u>Maximum Impervious Coverage (MIC)</u>	<u>.35</u>	<u>.25</u>	<u>.45</u>	<u>.30</u>
<u>Maximum Height in stories</u>	<u>2 1/2</u>	<u>2 1/2</u>	<u>3</u>	<u>3</u>
<u>Maximum building height in feet</u>	<u>35</u>	<u>35</u>	<u>45</u>	<u>45</u>

- (3) Required street frontage and building setbacks:

	<u>Less Than 10 Acres</u>	<u>10 Acres or Greater</u>
<u>Minimum front yard</u>	<u>75 ft.</u>	<u>100 ft.</u>
<u>Minimum side yard</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum side yard – adj. to a residential zone or public open space</u>	<u>75</u>	<u>100</u>
<u>Minimum rear yard setback</u>	<u>Same as side yard requirements</u>	<u>Same as side yard requirements</u>

- (4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

D. Off-street parking and vehicular access:

- (1) Off-street parking setback requirements:
 - (a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.
 - (b) Minimum rear yard parking setback: 25 feet.

Ordinance #36-2024 cont'd:

(c) Minimum side yard parking setback: 25 feet

I. Off-street parking:

(1) Off-street parking requirements.

(a) Childcare centers: one space per three children.

(b) Laboratory, research, testing and analytical: one space per 1,000 square feet of gross floor area.

(c) Light manufacturing: one space per 800 square feet of gross floor area.

(d) Medical offices: one space per 200 square feet of gross floor area.

(e) Professional and general offices: one space per 300 square feet of gross floor area.

(f) Product assembly: one space per 800 square feet of gross floor area.

(g) Equipment rental and sales: one space per 300 square feet.

(h) Restaurant: one space per three seats.

E. Buffers:

	<u>Less Than 10 Acres</u>	<u>Greater Than 10 Acres</u>
<u>Minimum buffer width from any Federal, State, or County Road</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum side buffer – adj. to a residential zone or public open space</u>	<u>50 ft.</u>	<u>50 ft.</u>
<u>Minimum rear buffer – adj. to a residential zone or public open space</u>	<u>50 ft.</u>	<u>50 ft.</u>

J. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:

(1) Shall not exceed a height of 10 feet.

(2) Shall be located no closer to a property line than the required yard setback for a principal building.

(3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.

(4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.

Ordinance #36-2024 cont'd:

(5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored shall not exceed 10.

(6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION X. Article V “Conditional Uses, Exceptions, Modifications and Critical Areas” is hereby amended to establish Single-Family Detached and Semi-Detached Residences in the HVC Highway Village Commercial District as conditional uses and to provide conditional use standards.

§148-48 Single-Family Detached and Semi-Detached Residences in the HVC Highway Village Commercial District.

A. Shall be connected to public water and sanitary sewer.

B. The principal building shall be sited, located and designed to face Old Highway 28.

C. Vehicular access to the site shall only be from Old Highway 28.

D. Minimum lot size: 20,000 square feet.

E. Minimum lot frontage: 80 feet.

F. Maximum Floor Area Ratio (FAR): .20.

G. Minimum setbacks:

(1) Front yard setback: 30 feet.

(2) Side yard setback: 20 feet.

(3) Rear yard setback: 50 feet.

SECTION XI. Article XII, §148-116.10 “Signs Permitted in Nonresidential Districts” is hereby supplemented and amended to remove the reference to the PO Professional Office District and to include the HVC Highway Village Commercial District, the HC Highway Commercial District, and the ROM-3 Research, Office, and Manufacturing District.

§ 148-116.10. Signs permitted in nonresidential districts.

A. B and PO Zones , HVC, HC, and ROM-3 Zones. One permitted freestanding sign based on the following schedule:

(1) For lots less than two acres in size, a freestanding sign shall not exceed 20 square feet in area.

(2) For lots from two acres to less than five acres in size, a freestanding sign shall not exceed 35 square feet in area.

(3) For lots five acres or greater in size, a freestanding sign shall not exceed 50 square feet in area.

(4) Freestanding signs shall be located a minimum of 10 feet from any property line.

Ordinance #36-2024 cont'd:

(5) The height of a freestanding sign shall not exceed eight feet above the street pavement elevation.

~~(6) The freestanding sign for a multitenanted center or building (three or more tenants) shall contain only the name or name and address of the center.~~

(7) Facade signs shall be permitted based on the following schedule:

(a) Single-tenanted buildings shall be permitted one facade sign not to exceed one square foot of sign area per linear foot of the front building facade, not to exceed 24 square feet. If no freestanding sign exists or is proposed, the area of the facade sign may be increased, provided that the amount of the increase does not exceed the maximum permitted sign area that would have otherwise been allowed for a freestanding sign.

(b) For multitenanted buildings where the primary entrance to each tenant's space is directly from the exterior of the building, one facade sign per tenant shall be permitted that does not exceed one square foot of sign area per linear foot of the facade of the space occupied by the business that contains the main entrance to the business' portion of the building, but sign area shall not exceed 12 square feet.

(c) For multitenanted buildings where the primary entrances to each business' space is from an internal lobby, hallway or common area, individual businesses shall not be permitted to have an external facade sign unless the business has a private customer or client entrance to the exterior. In this case, one facade sign shall be placed immediately adjacent to the private external entrance and shall not exceed six square feet in area. Anchor businesses with major external entrances shall be permitted one facade sign per major entrance not to exceed 24 square feet in area. At the main common entrances to multitenanted buildings, one facade sign per such entrance shall be permitted to indicate the name of the center or building and shall not exceed 24 square feet in area.

[1] Within multitenanted buildings and multibuilding complexes, the signs shall be of the same construction type and uniform in design, letter type and colors used.

[2] Within multibuilding complexes, on-site directory signs shall be permitted as approved by the Board; each sign shall not exceed 12 square feet in size and six feet in height.

SECTION XII Article VIIC "Subdivision and Site Plan Design Standards for the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Zoning Districts" is hereby established as section §148-79.21.

§148-79.21 HVC Highway Village Commercial, HC Highway Commercial District and ROM-3 Research Office and Manufacturing Design Standards.

A. Lighting.

(1) General. All outdoor lighting should be coordinated as to style, material and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking areas. All exterior lighting shall be designed, located, installed and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.

Ordinance #36-2024 cont'd:

- (2) Parking lots shall be illuminated with a minimum of no less than 0.2 foot-candles. The ratio between maximum foot-candles and minimum foot-candles shall be no greater than 20 to 1. The ratio between the maximum foot-candles and average foot-candles shall be no greater than 4 to 1.
- (3) Illumination at tract boundary shall not exceed 0.1 foot-candles, excluding driveway intersections at a public street right-of-way or driveway connection to adjacent property.
- (4) Maximum light fixture mounting heights shall be 14 feet.
- (5) Lighting shall be provided along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be 0.2 foot-candles over paved walkway surfaces.
- (6) All fixtures shall be full-cutoff luminaires.
- (7) No light fixture shall exceed a color temperature of 2,700 degrees kelvin.

B. Mechanical Equipment, Refuse and Loading.

- (1) General. Such areas, due to the potential for visual and noise impacts onto adjacent properties, shall be sufficiently screened, recessed, and enclosed to ensure that equipment and containers are not visible from public streets or adjacent properties.
- (2) Utility meters, HVAC equipment and other similar elements shall be screened by incorporating their location and elements intended to provide visual screening into the overall design of a building.
- (3) Mechanical equipment, refuse and loading areas shall be visually screened or enclosed using opaque architectural elements. Design, material and finish of such screening/enclosure shall be of a similar construction and material as the principal building to which it is accessory
- (4) Mechanical equipment, refuse and loading areas shall be planted to facilitate visual screening and to soften the appearance of any structures used for the purpose of screening.

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

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

SECTION XV. 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 XVI. This ordinance shall take effect immediately upon final passage and publication in accordance with the law and upon filing with the Hunterdon County Planning Board.

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

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

The Public Hearing was scheduled for December 16, 2024 at 7:45 p.m.

The Committee took a 5 minute recess.

3. ***Maintenance of Township Owned Historic Buildings – discussion***

Administrator Sheola provided a power point presentation outlining the repairs and maintenance needed on the historic buildings in the Township with estimated costs. The Committee discussed some potential options to obtain funding and requested that the Administrator work with the Historic Preservation on a detailed plan. It was noted that the roof at Cold Brook School is a priority.

Pat Fisher Olsen, Chair of the Historic Preservation Commission, spoke to prioritizing the projects and creating a five year plan.

4. ***Resolution to Authorize Budget Appropriation Transfers***

The following resolution was offered for consideration:

#R-2024-191

TOWNSHIP OF READINGTON

RESOLUTION TO AUTHORIZE BUDGET APPROPRIATION TRANSFERS

WHEREAS, certain transfers of funds for various 2024 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, *N.J.S.A. 40A:4-58* provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by *N.J.S.A. 40A:4-58* for transfer purposes.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriation accounts of the 2024 Municipal Budget as follows:

Resolution #R-2024-191 cont'd:

Current Fund	FROM	TO
General Liability OE	63,000.00	
Legal OE	182,500.00	
Planning Consultant OE	15,900.00	
Buildings & Grounds OE	35,800.00	
Police OE	39,400.00	
Roads OE	75,500.00	
Snow Removal OE	19,000.00	
Vehicle Maint. OE	49,700.00	
Parks OE	18,500.00	
Construction Code OE	21,200.00	
Finance OE	30,000.00	
Administration S&W		54,000.00
Court S&W		9,000.00
Buildings & Grounds S&W		26,400.00
Group Health OE		395,000.00
Roads S&W		40,000.00
Public Assistance S&W		3,000.00
Natural Gas		5,100.00
Recreation S&W		18,000.00
TOTAL	550,500.00	550,500.00

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
- Mr. Panico - Aye
- Mayor Mueller - Aye

3. **Special Items of Revenue and Appropriation in the 2024 Budget (Reforestation Grant)**

The following resolution was offered for consideration:

#R-2024-192

**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 \$250,000.00 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

Resolution #R-2024-192 cont'd:

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 \$250,000.00, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Meadow Afforestation Grant	\$250,000.00
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BE IT FURTHER RESOLVED that a like sum of \$250,000.00 be and the same is hereby appropriated under the caption of the following:

Meadow Afforestation Grant	\$250,000.00
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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
Mr. Panico	- Aye
Mayor Mueller	- Aye

4. **Resolution Authorizing the Donation of Three Police Vehicles to Yancey County, North Carolina**

Deputy Mayor Panico spoke to the outpouring of support that was received from the community and local businesses.

The following resolution was offered for consideration:

#R-2024-193

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Police Department has three (3) police patrol vehicles that have seen their useful lives and no longer needed for their intended purpose; and

WHEREAS, as a result of Hurricane Helene and the widespread devastation that followed, Yancey County, North Carolina is in dire need of replacement police patrol vehicles; and

WHEREAS, through the efforts of the Public Safety Director, Public Works Director and the Township Administrator, the following vehicles will be donated to the Yancey County Sheriff's Office:

2013 Ford	1FAHP2MT7DG110464
2013 Ford	1FAHP2MT9DG110465
2015 Ford	1FAHP2MT4FG121263

NOW THEREFORE BE IT RESOLVED the Township Committee approves the donation of the three (3) above vehicles to the Yancey County, North Carolina Sheriff's Office and offers their sincerest thoughts and heartfelt wishes to the resilient people of Yancey County as they begin the challenging journey of recovery and rebuilding after the devastating hurricane. May the days ahead bring swift restoration, renewed strength, and a deep sense of community support.

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
Mr. Panico	- Aye
Mayor Mueller	- Aye

7. ***Request for Membership Renewal with the Hunterdon County Chamber of Commerce***

A **MOTION** was made by Mr. Panico to approve the membership renewal with the Hunterdon County Chamber of Commerce ,seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

8. **** Release of Police Escrow (Kearns Funeral Home)***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola requested the Committee's support to apply for a local efficiency achievement grant with one or two other municipalities for a road sweeper to comply with the new stormwater regulations. The Committee was in support of the application.

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 that the Open Space Advisory Board and Wildlife Management Sub Committee teamed with NJ State Fish & Wildlife to initiate a kestrel recovery program for the Township. He also provided an update on Open Space walks and an upcoming traffic safety meeting.

VINCENT PANICO

Mr. Panico reported that the first edition of the newsletter has gone out and advised of upcoming Museum events. He also reported that they are working with the County on a book locker system for the Libraries to allow for 24/7 access.

ADAM MUELLER

Mayor Mueller reported that the Township Engineer is working with the County to fix the dips in the roads where the culverts were installed and reminded the public about the statewide ban on all outdoor fires due to the ongoing severe drought.

COMMENTS FROM THE PUBLIC

Pat Fisher Olsen spoke to a grant that the Township received in the amount of \$47,000 to do the preservation plan at Taylor’s Mill.

Rene Rao spoke to the urgent need for funding for the many needed repairs at all of the Township Museums.

Betty Ann Fort spoke to how they are not able to continue with many of the school programs due to the condition of the museum buildings.

Bob Shoenfeld spoke to allowing the public to see the zoning ordinance before it is introduced and inquired if traffic safety meetings were open to the public.

Tom Curtis requested an update on the Solberg Master Plan.

Kistina Garcia inquired about a web based zoning map as mentioned in the Master Plan Reexamination Report and spoke to promoting Community Farm Stands in the Township and a focus on agriculture.

COMMENTS FROM THE GOVERNING BODY

Mayor Mueller informed the Committee of a request from the Shabbat of Hunterdon County to have a Menorah lighting. The one time cost to purchase the menorah is \$2500 and they have asked the Township to contribute \$1000. Administrator Sheola confirmed that there is some money remaining in the public events fund available for 2024. In addition, Mayor Mueller proposed to use some of the funds to purchase lights for the tree in front of the Municipal Building.

A ***MOTION*** was made by Mr. Albanese to approve the contribution to purchase the menorah and also the additional purchase of lights for the tree at the Municipal Building, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

As there was no further business, A ***MOTION*** was made by Mr. Panico at 10:00 p.m. to adjourn the meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Submitted by:

Ann Marie Lehberger, *RMC*
Deputy Municipal Clerk