

READINGTON TOWNSHIP COMMITTEE
MAY 6, 2024 AGENDA

A. 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. The Township Committee aims to begin the public portion of its meeting at 7:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.

B. EXECUTIVE SESSION

Executive Session Resolution

Litigation / Bolarakis, Devoe & Parker vs. Township of Readington

Personnel / Volunteer Handbook Policy

Personnel / Chief Financial Officer

Personnel / Police Department

Contract Negotiations / Block 13, Lot 25 (Cuellar)

Contract Negotiations / Green Acres Diversion

Contract Negotiations / Van Cleef Engineering (Harriet's Mobile Home Park)

Contract Negotiations / Frank Galbriath (Demolition)

Contract Negotiations / Verano, LLC

Contract Negotiations / Community Business Network

Attorney-Client Privilege / Executive Session Minutes / April 15, 2024

Potential Litigation / Dmitry Talmazan, v. Township of Readington (Hunterdon), GRC
Complaint No. 2024-93

Potential Litigation / Affordable Housing

C. SALUTE TO FLAG

D. REPORT ON EXECUTIVE SESSION

E. CONSENT AGENDA

All items listed with an asterisk “*” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.

1. * *Release Of Inspection Escrow / Solberg Aviation (Block 56, Lot 3.6)*
2. * *Release of Engineering Escrow (Block 64, Lot 37.24)*
3. * *Resolution of Approval of LOSAP Contribution List for Y2023*
4. * *Resolution to Support Applications for Funds to the NJ Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program (17 James Street Subdivision)*

F. * APPROVAL OF MINUTES

Minutes of April 15, 2024 meeting

G. COMMENTS FROM THE PUBLIC for items listed on the agenda only

(Note: The Committee will take public comment on the ordinance(s) listed under Section H during the Public Hearing portion)

H. PUBLIC HEARING

1. *An Ordinance Repealing Ordinance #33-2021 Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Stormwater Management and Adopting a Replacement Ordinance - Ordinance #04-2024*
2. *An Ordinance Authorizing the Acquisition of Certain Real Property Known as Block 21, Lot 4 in the Township of Readington, Hunterdon County from Solis – Ordinance # 13-2024*

I. CORRESPONDENCE / OTHER INFORMATION

1. Letter dated April 16, 2024 from Katelyn Vettel, Deputy Clerk, Township of Bedminster, regarding *An Ordinance Amending Chapter XIII Entitled "Land Management" of The Township of Bedminster General Ordinances.*
2. Notice of Hearing from Patrick Wenger, Aqua, in *the Matter of the Petition of Aqua New Jersey, Inc for Approval of an Increase in Rates for Water Service, COVID-19 Deferred Cost Recovery, Adjustment of Certain Depreciation Rates, and Other Tariff Changes.*

3. Letter dated April 25, 2024 from Lindsay Heller, Acting Township Clerk, Township of Clinton, in the *An Ordinance of the Township of Clinton in Hunterdon County, New Jersey, Modifying the Stormwater Management Requirements for Major Developments and Amending Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton"*.
4. Letter dated December 1, 2023 from Dominick DiRocco, Elizabethtown Gas, in the *Matter of the Petition of Elizabethtown Gas Company for Approval of Triennium 2 Clean Energy Programs and Associated Cost Recovery Pursuant to the Clean Energy Act*.
5. Letter dated April 25, 2024 from Lindsay Heller, Acting Clerk, Township of Clinton regarding *An Ordinance of the Township of Clinton in Hunterdon County, New Jersey, Modifying the Stormwater Management Requirements for Major Developments and Amending Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton"*.

J. NEW BUSINESS

1. *Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)*
2. *Introduction of 2024 Municipal Budget*
3. *An Ordinance Authorizing the Conveyance of Properties known as Block 21.12, Lots 25.01 and 25.02 in the Township of Readington, County of Hunterdon and State of New Jersey to Raritan Valley Habitat for Humanity, Inc., a Non-Profit Corporation of the State of NJ for Affordable Housing Purposes; Authorizing Affordable Housing Deed Restrictions on Both Properties, and Providing for Funding of a \$50,000 Financial Contribution in Accordance with the Township's Amended and Approved Affordable Housing Plan and Court-Approved Settlement Agreement with Fair Share Housing Center dated July 19, 2019*
4. *Apartments at Three Bridges Holdings Sewer Allocation Request / Block 81, Lot 1 – recommendation from the Sewer Advisory Committee*
5. *Application for Special Event Permit / Ready Set Go Adventures (Jersey Gravel Grinders)*
6. *Application for Special Event Permit / Readington Brewery (Food Trucks Events)*
7. *Application for Special Event Permit / Readington Brewery (Music Events)*
8. *Request from the NJDOT for Resolution of Support for the Route 22, Exxon Access Road to Station Road Project*

K. ADMINISTRATOR'S REPORT

L. ATTORNEY'S REPORT

M. ENGINEER'S REPORT

N. COMMITTEE REPORTS

1. **John Albanese**

Affordable
Housing
Library Services
Municipal Court
Social Services

2. **Jonathan**

Heller
Board of Health
Sewer Advisory Committee
Environmental Commission

3. **Juergen**

Huelsebusch
Traffic Safety
Agricultural Advisory Committee
Farmland / Open Space Advisory Board
Water Watch Advisory Board

4. **Adam Mueller**

Finance
* *Payment of Bills*
Engineering / Roads/ Building & Grounds / Recycling
~ *Engineer's Report*
Construction & Code Enforcement
Emergency Services / Fire Official

5. **Vincent Panico**

Planning Board
Zoning
Historic Preservation / Museums
Recreation
Police

O. COMMENTS FROM THE PUBLIC

P. COMMENTS FROM THE GOVERNING BODY

Q. ADJOURNMENT