

Please take notice that the Readington Township Committee will hold a Virtual Online Public Meeting on June 7, 2021 at 5:30 p.m.

IN ORDER TO COMPLY WITH THE EXECUTIVE ORDERS SIGNED BY THE GOVERNOR AND IN AN EFFORT TO FOLLOW BEST PRACTICES RECOMMENDED BY THE CDC, THIS MEETING WILL BE CONDUCTED VIRTUALLY FOR ALL TOWNSHIP COMMITTEE MEMBERS, PROFESSIONALS, ANY INTERESTED PARTIES AND MEMBERS OF THE PUBLIC. MEMBERS OF THE PUBLIC ARE INVITED TO VIEW MEETINGS LIVE USING WEBEX WHICH ALLOWS THEM TO “RAISE A HAND” AND CONTRIBUTE WITH VOICE AND VIDEO DURING THE PUBLIC PORTIONS OF THE MEETING. MEMBERS OF THE PUBLIC WHO ARE CALLING IN BY PHONE WILL ALSO HAVE THE OPPORTUNITY TO CONTRIBUTE WHEN CALLED UPON TO SPEAK.

TO ATTEND THIS MEETING VIRTUALLY ENTER THE FOLLOWING LINK ON YOUR COMPUTER OR PERSONAL DEVICE:

<https://readingtontwp.webex.com/readingtontwp/j.php?MTID=mb9e103a9243b7c31ace262e90cccae81>

TO JOIN BY PHONE: PLEASE DIAL: +1-408-418-9388

Meeting number (access code): 173 613 5061

Meeting password: 20210607

Please be advised that the Public portion of the meeting will begin at 7:30 p.m. and can be accessed at that time.

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**READINGTON TOWNSHIP COMMITTEE**  
**JUNE 7, 2021 AGENDA**

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

**B. EXECUTIVE SESSION**

***Executive Session Resolution***

Personnel / DPW / Summer Help

Personnel / Recreation Summer Camp

Personnel / Building and Grounds

Personnel / Tax Collector

Contract Negotiations / Block 61, Lot 14.01

Contract Negotiations / Award of Maintenance & Repair Materials Bid Contract

Negotiations / Agriculture Maintenance Contract / Fred Gunther

Contract Negotiations / Agriculture Maintenance Contract / John DiGeronimo

Contract Negotiations / Maintenance Contract / Erick Doyle

Contract Negotiations / Shared Services / Township of Clinton

Contract Negotiations / Salary Study Non-Union Employees

Attorney-Client Privilege / Executive Session Minutes / May 17, 2021

Attorney-Client Privilege / Executive Session Minutes / May 27, 2021

Potential Litigation / Affordable Housing

- *Contract Negotiations / Block 91, Lot 2 (Railroad Avenue)*
- *Contract Negotiations / Block 95, Lot 12.235 (Nuthatch Court)*
- *Contract Negotiations / Block 95.01, Lot 3 (Old York Road)*
- *Contract Negotiations / Block 4, Lot 18*
- *Contract Negotiations / Block 13, Lot 24 & Block 13, Lot 22*

Litigation / Civil Action Summons / Rosehill and Rosedale Cemetery Associations vs. Township of Readington and the Township Committee of the Township of Readington

- *Contract Negotiations / Professional Services / Princeton Public Affairs Group*

Litigation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation)

### **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. \* *Resolution of the Township of Readington Opposing New Jersey State Assembly and Senate Forest Management Bills A-4843/S-3549, A-4844/S-3550 and A-4845/S-3548*
2. \* *New Jersey State Firemen's Association Application for Membership (Ryan Corcoran)*
3. \* *Release of Police Escrow / Pleasant Run, LLC*

4. \* *Release of Security Deposit / Triple A Rod and Gun Club*
5. \* *Request for Refund of Permit Fee / Block 51, Lot 2.15 (Strawberry Court)*
6. \* *Resolution Authorizing the Disposal of Surplus Property (Readington Fire Ladder Truck)*

**F. \* APPROVAL OF MINUTES**

*Minutes of May 17, 2021 Meeting*  
*Minutes of May 27, 2021 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 Amending Chapter 43 of the General Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to the Police Department Rules and Regulations - Ordinance #10-2021 (Continuation of Public Hearing)*
2. *An Ordinance Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Site Plan Review Waivers - Ordinance #14-2021*

**I. CORRESPONDENCE / OTHER INFORMATION**

1. Correspond from Township of Clinton regarding *Introduction of an Ordinance of the Township of Clinton Amending Chapter 165 of the "Code of the Township of Clinton" by Creating the AH-9 Affordable Housing Zone District to Facilitate a Mixed-Income Affordable Housing Development at Route 31M (Block 70, Lots 6 and 6.01), and Amending the Clinton Township Zoning Map and Schedule of Zoning Requirements Accordingly.*
2. Memorandum dated May 26, 2021 from Maggie Schmitt, Clerk of the Township of Branchburg, regarding *An Ordinance Amending Land Development Ordinance 2021-1404 which Repealed and Replaced Article XII "Stormwater Management", Section 12-2 "Stormwater Control for Major Developments" of the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey.*
3. Memorandum dated May 26, 2021 from Denise Filardo, Township of Clinton Planning and Zoning Board Secretary, regarding 2021 *Reexamination Report, Amendment of the Land Use Plan Element and Amendment to the Housing Plan Element of the Clinton Township Master Plan.*

4. Memorandum dated May 27, 2021 from Jennifer Ader, Acting Tewksbury Township Clerk, regarding *An Ordinance Amending and Supplementing Article III, Definitions, Section 301, Words and Terms Defined, and Article VII, Zoning Provisions, Section 725, Prohibited Uses, of the Development Regulations Ordinance of the Township of Tewksbury.*
5. Memorandum dated May 27, 2021 from Jennifer Ader, Acting Tewksbury Township Clerk, regarding *An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 15, Building and Construction, Chapter 15.08, Construction Code Fees and Enforcement, Section 15.08.020, Fees, of the Code of Ordinances of the Township of Tewksbury.*

## **J. OLD BUSINESS**

1. *Resolution to Adopt the 2021 Road Improvement List*

## **K. NEW BUSINESS**

1. *An Ordinance to Provide for the Acquisition of an Affordable Housing Deed Restriction on Property Known as Block 95.01 Lot 3 in the Township of Readington, County of Hunterdon and State of New Jersey*
2. *An Ordinance Amending Chapter 148 of Land Development Ordinance of the Township of Readington Pertaining to Variances and Waivers*
3. *An Ordinance to Provide for the Acquisition of Property Known as Block 95, Lot 12.23 in the Township of Readington, County of Hunterdon and State of New Jersey from Licht and Marren*
4. *Zoning Ordinance Amendment for ROM2 Zone* - Memorandum from Christina Schwartz, Zoning Officer & Angela DeVoe, Construction Code Official
5. *Person to Person Transfer of Plenary Retail Consumption License ( Stanton Ridge Hospitality Corporation to HGC Stanton Ridge, LLC)*
6. *Proposed Street Names / Readington Commons (The Ridge at Readington, Block 4, Lots 51 and 52) / Ryland Developers (Block 14, Lots 29.02 & 29.03)*
7. *Application for Special Events Permit / Festival of Ballooning, Inc. (July 23rd - July 25th)*
8. *Application for Special Events Permit / Mason Weddings (July 10th and July 17th)*
9. *Deer Management Program Recommendations* - memo from Shannon Long, Environmental Commission Secretary

**L. ADMINISTRATOR'S REPORT**

**M. ATTORNEY'S REPORT**

**N. ENGINEER'S REPORT**

**O. COMMITTEE REPORTS**

1. **John Albanese**  
Planning Board/Affordable Housing  
Recreation  
Social Services
2. **Betty Ann Fort**  
Historic Preservation /Museums  
Zoning  
Emergency Services / Fire Official  
Library Services
3. **Jonathan Heller**  
Construction & Code Enforcement  
Environmental Commission  
Engineering / Roads / Building & Grounds / Recycling  
*Engineer's Report*
4. **Juergen Huelsebusch**  
Farmland / Open Space Advisory Board  
Agricultural Land Advisory Committee  
Police Department
5. **Ben Smith**  
Finance  
Board of Health  
Sewer Advisory  
Municipal Court  
\* *Payment of Bills*  
\* *Tax Lien Redemption*

**P. COMMENTS FROM THE PUBLIC**

**Q. COMMENTS FROM THE GOVERNING BODY**

**R. ADJOURNMENT**