

For those attending the meeting, masks will be required and social distancing protocols will remain in effect.

READINGTON TOWNSHIP COMMITTEE
SEPTEMBER 7, 2021 AGENDA

A. Mayor Albanese 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.

B. EXECUTIVE SESSION

Executive Session Resolution

Personnel / Department of Public Works

Personnel / Police Department

Contract Negotiations / Award of 2021-22 Hunting Bids

Contract Negotiations / Professional Services / Amendment to Animal Control Services Contract

Contract Negotiations / Professional Services / Computer Maintenance (JEC Computers, LLC)

Contract Negotiations / Development Agreement / Ryland Developers, LLC

Contract Negotiations / Block 73, Lot 15

Contract Negotiations / Solid Waste Recycling

Contract Negotiations / PBA Local 317

Contract Negotiations / Stormwater Facility Maintenance and Easement Agreement / Whitehouse Urban Renewal Associates, LLC

Contract Negotiations / Memorandum of Understanding / Raritan Valley Community College

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Block 95, Lot 12.137)

Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Ridge at Readington)

Attorney-Client Privilege / Executive Session Minutes / August 2, 2021

Attorney-Client Privilege / Attorney-Client Privilege

Potential Litigation / Former Employee

Potential Litigation / Affordable Housing

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

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 Authorizing the Certification of Availability Upon Adoption of the 2021 Budget*
2. * *Discharge of Affordable Housing Agreement / Discharge of Mortgage / Block 21.06, Lot 301.07 (Petrocelli)*
3. * *Release of Board of Health Escrow / Block 20, Lot 14 (Kocur)*
4. * *Resolution of the Township of Readington Authorizing the Acceptance of the State of New Jersey Department of Law and Public Safety, Office of Attorney General SFY21 Body-Worn Camera Grant Program State Fiscal Year 2021*
5. * *Release of Hunting Security Deposit / Block 75, Lot 19.01 (Cunningham Rod and Gun Club)*
6. * *New Jersey State Firemen's Association Application for Membership (Alexandra Rathborne)*
7. * *Resolution Authorizing an Electronic Tax Sale*
8. * *Resolution to Establish Tax Sale Mailing Fees*
9. * *Reimbursement of Soil Witnessing Fees / Block 21, Lot 5 (518 Mountain Road)*
10. * *Certificate of Completion and Compliance / Whitehouse Urban Renewal Association, LLC*

F. * APPROVAL OF MINUTES

Minutes of August 2, 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 and Supplementing Ordinance #27-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington - Ordinance #30-2021***

I. CORRESPONDENCE / OTHER INFORMATION

1. Letter dated June 1, 2021 from Deborah Franco, Elizabethtown Gas, regarding ***the Petitions of Elizabethtown Gas Company Filed with the New Jersey Board of Public Utilities to Effectuate Changes to the Following Rates, 1) Basic Gas Supply Service, 2) Infrastructure Investment Program, 3) Universal Service and Life, and 4) Weather Normalization Clause, Clean Energy Program and On-System Sharing Credit.***
2. Memorandum dated August 10, 2021 from Maggie Schmitt, Township Clerk, Township of Branchburg, regarding ***"An Ordinance Amending Article VII "Administration, Enforcement and Fees", Section 7-1 "Administration and Enforcement", Subsection 7-1.5 "Zoning Permit and Certificate of Use: of the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey to Amend the Zoning Permit Fee."***
3. Letter dated August 11, 2021 from Josh Eckert, Counsel for Jersey Central Power & Light Company regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Program Factors within the Societal Benefits Charges Rates.***
4. Letter dated August 23, 2021 from Josh Eckert, Counsel for Jersey Central Power & Light Company regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Program Factors within the Societal Benefits Charges Rates, the Matter of the Provision of Basic Generation Service for the Period Beginning June 1, 2022.***
5. Notice from Katherine Smith, Associate Counsel, Regulatory, to Public Service and Gas Company Gas Customers in ***the Matter of Public Service Electric and Gas Company's 2021/2022 Annual BGSS Company Commodity Charge Filing for its Residential Gas Customers Under its Periodic Pricing Mechanism and for Changes in its Balancing Charge.***
6. Notice to Public Service Electric and Gas Company Electric and Gas Customers regarding ***the Matter of the 2021/2022 Annual Compliance Filings for the Universal Service Fund Programs Factors within the Societal Benefits Charge Rates-Order Approving Interim USF Rates and Lifeline Rates.***

J. OLD BUSINESS

1. *Resolution of the Township Committee of the Township of Readington Approving the Creation and Administration of an Emergency Temporary Approval Process for Outdoor Dining and/or Business Operations due to the COVID-19 Pandemic*

K. NEW BUSINESS

1. *An Ordinance Amending and Supplementing the District Regulations Contained in Article IV of Chapter 148 Entitled "Land Development" of the Code of the Township of Readington Land Use Volume to Create a Zone also Known as the Village Residential-1 Zone (VR-1)*
2. *An Ordinance to Provide for the Acquisition of Property Known as Block 95, Lot 12.137 in the Township of Readington, County of Hunterdon and State New Jersey from Read*
3. *Application for Special Events Permit / Ready Set Go Adventures / Jersey Gravel Grinder Cycling Event (September 26th)*
4. *Application for Special Events Permit / Black River Roasters / Food Truck Events September through December*
5. *Application for Special Events Permit / Stanton Reformed Church (October 23rd, rain date: October 24th) / Request to Waive Event \$100 Fee)*
6. *Release of Cash Performance Bonds / Whitehouse Urban Renewal / Willows at Whitehouse Station*
7. *Release of Performance Bond / Toll Brothers / Regency at Readington Phase I (Block 36, Lot 49)*
8. *Release of Performance Bond / Toll Brothers / Regency at Readington Phases 2-4 (Block 36, Lot 49)*

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
 - * *Tax Exempt*
 - * *Tax Overpayment*
 - * *Tax Lien Redemption*
 - * *Payment of Bills*

P. COMMENTS FROM THE PUBLIC

Q. COMMENTS FROM THE GOVERNING BODY

R. ADJOURNMENT

