

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

***\* A physician's note on prescribed letterhead must be provided in advance of the meeting to the Township Clerk as a condition of being allowed to be present at the meeting without a mask. No exceptions will be made.***

**READINGTON TOWNSHIP COMMITTEE**  
**DECEMBER 6, 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. 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 meeting.**

**B. EXECUTIVE SESSION**

***Executive Session Resolution***

Personnel / Construction Code

Personnel / Advisory Board Secretary

Potential Litigation / Personnel

Contract Negotiations / Block 73, Lot 15 (Darts Mill)

Contract Negotiations / Block 95, Lot 12.006 (6 Owl Court)

Contract Negotiations / Planet Networks, Inc.

Contract Negotiations / Ryland Office Park / Block 14, Lot 29

Attorney-Client Privilege / Executive Session Minutes / November 15, 2021

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 to Administer Municipal Grant Alliance for Governor's Council on Alcoholism and Drug Abuse / Fiscal Grant Cycle October 2020-June 2025*
2. \* *Special Items of Revenue and Appropriation in the 2021 Budget Pursuant to N.J.S.A. 40A:4-87*
3. \* *Resolution of the Board of Adjustment of the Township of Readington / Report on Variance Application – 2020*
4. \* *Historic Preservation Grant / Exterior Restorations*
5. \* *Resolution to Approve Deed Restriction for Affordable Housing Purposes for Property Known as Block 34, Lot 36.138*
6. \* *Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agriculture Development Committee for Farmland Preservation Grant Funds for FY 2023*

#### **F. \* APPROVAL OF MINUTES**

*Minutes of November 15, 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. *Bond Ordinance of the Township of Readington, in the County of Hunterdon, New Jersey Appropriating \$875,000 and Reappropriating \$21,400, Both for Various Capital Improvements to Pickell Park and Summer Road Park, and Authorizing the Issuance of \$833,330 Bonds or Notes of the Township to Finance Part of the Cost thereof - Ordinance #37-2021*

## **I. CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated November 10, 2021 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding *An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Article IV, Land Use Board, Zoning Board of Adjustment and Historic Preservation Commission, Section 406, Procedures/ Applications for Historic Review, of the Development Regulations, An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Supplementing the Township Code Ordinances and the Township Development Regulations Ordinance to Include Electric Vehicle Supply and Service Equipment, and Make-Ready Parking Spaces and An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Article III, Definitions Section 301, Words and Terms Defined, and Article VII, Zoning Provisions, Section 702.2, Specific Accessory Structures, of the Development Regulations Ordinance of the Township of Tewksbury.*
2. Letter dated November 15, 2021 from Josh Eckert, Counsel for JCP&L, in *the Matter of JCP&L's Verified Petition to Establish a New Rate Component of its Rider RRC-RGGI Recovery Charge for Costs Incurred Pursuant to the Mandated Community Solar Program.*
3. Letter dated November 15, 2021 from Lauren Lepkoski, Counsel for JCP&L, in *the Matter of the Verified Petition of Jersey Central Power & Light Company for the Approval of a JCP&L Electric Vehicle Program.*
4. Public Notice from Eric Bernstein, Esq. regarding *the Compliance Hearing for the Township of Hillsborough, County of Somerset, State of New Jersey Related to the Township's Obligation to Provide Affordable Housing to Low-and Moderate-Income Households.*
5. Affidavit of Notice from Janine DeLeon, Land Use Secretary, Bedminster Township Planning Board *regarding State Plan Endorsement / Hearing regarding Municipal Self-Assessment and Visioning.*

## **J. NEW BUSINESS**

1. *Acceptance of Performance Bond for Perimeter Landscaping / Branchburg Route 22, LLC (Verano) Preliminary and Final Major Site Plan-Phase 2*
2. *An Ordinance Amending and Supplementing Ordinance #03-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington*
3. *An Ordinance Amending and Supplementing Chapter 46 of the Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Change in Title and Membership*

4. *An Ordinance Authorizing the Sale of Affordable Housing Property known as 6 Owl Court in the Township of Readington, County of Hunterdon and State of New Jersey*
5. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" of the Code of the Township of Readington to Remove Certain Zoning Districts Found at Sections 148-27.10 (MFAH-2) and 148-13 (MFAH-5) of the Code to Create a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing -2.5 (MFAH-2.5) District*
6. *Application for Special Events Permit / Estate Sale on Proprietor Lane*

**K. ADMINISTRATOR'S REPORT**

**L. ATTORNEY'S REPORT**

**M. ENGINEER'S REPORT**

**N. 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

\* *Payment of Bills*

\* *Sewer Payment Refund*

**O. COMMENTS FROM THE PUBLIC**

**P. COMMENTS FROM THE GOVERNING BODY**

**Q. ADJOURNMENT**