

**-READINGTON TOWNSHIP COMMITTEE  
MEETING –February 22, 2022**

Mayor Huelsebusch *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 J. Huelsebusch, Deputy Mayor J. Heller, Mr. J. Albanese, Mrs. BA Fort and Mr. A. Mueller

**ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan, Engineer O’Brien

**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:

- 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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Police Department .....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Department of Public Works .....	Personnel.....	“ “ “
Zoning .....	Personnel .....	“ “ “
Raritan Township Municipal .....	Contract Negotiations .....	“ “ “
Utilities Authority		
Block 95, Lot 12.235 .....	Contract Negotiations.....	“ “ “
235 Nuthatch Court		
Block 95, Lot 12.306 .....	Contract Negotiations.....	“ “ “
306 Sparrow Court		
Block 43, Lot 1 .....	Contract Negotiations .....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• February 7, 2022		
Affordable Housing.....	Potential Litigation.....	“ “ “

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

388 Readington Realty Holdings ..... Litigation ..... “ “ “  
LLC vs. Twp of Readington

Former Employee ..... 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 Mrs. Fort to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 8:15 p.m.

Mayor Huelsebusch led those present in the *Salute to the Flag*.

***Personnel / Police Department***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Personnel / Department of Public Works***

A **MOTION** was made by Mr. Heller to authorize Administrator Sheola to advertise for the vacant position of Road Supervisor, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

***Personnel / Zoning***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Contract Negotiations / Raritan Township Municipal Utilities Authority***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Contract Negotiations / Block 95, Lot 12.235 (235 Nuthatch Court)***

A **MOTION** was made by Mr. Heller to approve the contract of sale for the unit and for the sale of personal property, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese - Aye  
Mrs. Fort - Aye  
Mr. Heller -Aye  
Mr. Mueller -Aye  
Mayor Huelsebusch - Aye

***Contract Negotiations / Block 95, Lot 12.306 (306 Sparrow Court)***

A **MOTION** was made by Mr. Heller to approve the contract of sale for the unit and for the sale of personal property, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese - Aye  
Mrs. Fort - Aye  
Mr. Heller -Aye  
Mr. Mueller -Aye  
Mayor Huelsebusch - Aye

***Contract Negotiations / Block 43, Lot 1***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Contract Negotiations / Block 21, Lot 4***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / February 7, 2022***

A ***MOTION*** was made by Mr. Heller to approve the Executive Session Minutes of February 7, 2022, for content only, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Litigation / 388 Readington Realty Holdings, LLC vs. Township of Readington***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Potential Litigation / Former Employee***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***CONSENT AGENDA:***

Mayor Huelsebusch 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.*

Andrew Roth, County Road 523, requested to remove the *Approval of Minutes* from the Consent Agenda.

1. \* ***Release of Board of Health Escrow / Block 72, Lot 31.01 (Batz)***
2. \* ***Release of Board of Health Escrow / Block 53, Lot 7 (Reitz)***

3. \* ***Resolution Authorizing New Jersey Cooperative Purchasing Alliance Cooperative Purchase (Improvement to Summer Road and Pickell Park)***

The following resolution was offered for consideration:

***#R-2022-49***

***RESOLUTION AUTHORIZING  
NEW JERSEY COOPERATIVE PURCHASING ALLIANCE  
COOPERATIVE PURCHASES***

***WHEREAS***, the Township of Readington wishes to improve the facilities Summer Road Park and Pickell Park; and

***WHEREAS***, N.J.S.A. 52:34-6.2(b) P.L.2011, c.139 was enacted into law permitting agencies to use purchasing cooperatives; and

***WHEREAS***, on December 7, 2020, the Township Committee approved Resolution #R-2020-120 to join the Bergen County Cooperative Pricing known as the New Jersey Cooperative Purchasing Alliance; and

***WHEREAS***, the Township Committee wishes to continue its membership in said New Jersey Cooperative; and

***WHEREAS***, Ben Shaffer Recreation Inc. holds the Cooperative Purchase contract for shelters the period between June 2, 2021, and June 1, 2023; and

***WHEREAS***, purchasing through the Bergen County Cooperative will save substantial time that would be needed to research, develop, and review technical specifications on the Recreation Department, Township Administrator/Purchasing Agent and Township Attorney; and

***WHEREAS***, purchasing through Bergen County Cooperative substantially expedites the procurement process, offers volume purchasing discounts and will provide assistance in the administration of the contract for this purchase; and

***WHEREAS***, Bergen County Coop has reviewed the quote provided by Ben Shaffer Recreation Inc. through Bergen County Cooperative Contract Bid #21-24, Co-op #11-BECCP and finds the pricing to be in compliance with the terms of the contract.

***WHEREAS***, the Chief Finance Officer has certified the availability of funds for this contract.

***NOW THEREFORE BE IT RESOLVED*** the Township Committee of the Township of Readington does hereby award the amended contract for the construction of one new rectangular pavilion and one new hexagonal gazebo to Ben Shaffer Recreation Inc., P.O. Box 844, Lake Hopatcong, NJ 07849, not to exceed \$188,248.09;

***BE IT FURTHER RESOLVED*** that a copy of this Resolution and purchase orders for this award shall be forwarded to Bergen County Cooperative so the necessary order confirmation can be prepared by them and sent to the contractor as authorization to proceed.

4. \* **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>
CURRENT FUND	1-01	\$ 21,391.07
SEWER APPROPRIATIONS	1-02	\$ 1,311.47
CURRENT FUND	2-01	\$ 1,010,253.50
SEWER APPROPRIATIONS	2-02	\$ 945.43
TRUST FUNDS	X-03	\$ 22,478.25
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 14,405.24
PAYROLL DEDUCTIONS	X-06	\$ 176,743.55
2017 CAP IMPROVEMENTS	X-17	\$ 17,813.18
2018 CAP IMPROVEMENTS	X-18	\$ 5,466.50
2020 CAP IMPROVEMENTS	X-20	\$ 281.00
2021 CAP IMPROVEMENTS	X-21	\$ 1,411.81
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 1,272,501.00</b>

A **MOTION** was made by Mr. Heller to approve the Consent Agenda (*with the removal of the Approval of Minutes*), seconded by Mrs. Fort and on Roll Call vote the following was recorded:

- Mr. Albanese - Aye
- Mrs. Fort - Aye
- Mr. Heller -Aye
- Mr. Mueller -Aye
- Mayor Huelsebusch - Aye

**APPROVAL OF MINUTES** of meeting of February 15, 2022

Andrew Roth, County Road 523, inquired about the cannabis resolution listed on the agenda of the February 15, 2022, special meeting.

A **MOTION** was made by Mr. Albanese to approve the minutes of the February 15, 2022, meeting, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

- Mr. Albanese - Aye
- Mrs. Fort - Aye
- Mr. Heller -Abstain (*since he was not present at the meeting*)
- Mr. Mueller -Aye
- Mayor Huelsebusch - Abstain (*since he was not present at the meeting*)

**APPROVAL OF MINUTES** of meeting of February 7, 2022

A **MOTION** was made by Mr. Heller to approve the minutes of the February 7, 2022, meeting, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

- Mr. Albanese - Aye
- Mrs. Fort - Aye
- Mr. Heller -Aye
- Mr. Mueller -Aye
- Mayor Huelsebusch - Aye

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

There were none.

**PUBLIC HEARINGS**

As it was after 7:45 p.m., **A MOTION** was made by Mr. Albanese to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 148 “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON WITH RESPECT TO SIDEWALK DESIGN STANDARDS***

***ORDINANCE #06-2022***

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

There were none.

Mayor Huelsebusch asked if there were any comments from the public.

Andrew Roth, County Road 523, requested clarification as to whether the sidewalk design standards was an amendment to an existing ordinance or a new ordinance.

**A MOTION** was made by Mr. Heller to close the Public Hearing and open the regular meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF PROPERTY KNOWN AS BLOCK AN ORDINANCE AMENDING CHAPTER 148 “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON WITH RESPECT TO SIDEWALK DESIGN STANDARDS***

***ORDINANCE #06-2022***

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

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye

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

Clerk read by Title:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING ORDINANCE # 41-2021 ADOPTED ON DECEMBER 20, 2021, AMENDING 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 148-27.13 (MFAH-5) OF THE CODE AND CREATING A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS THE MULTI-FAMILY AFFORDABLE HOUSING – 2.5 (MFAH-2.5) DISTRICT***

***Ordinance #07-2022***

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

There were none.

Mayor Huelsebusch asked if there were any comments from the public.

There were none.

A **MOTION** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

**AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING ORDINANCE # 41-2021 ADOPTED ON DECEMBER 20, 2021, AMENDING 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 148-27.13 (MFAH-5) OF THE CODE AND CREATING A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS THE MULTI-FAMILY AFFORDABLE HOUSING – 2.5 (MFAH-2.5) DISTRICT**

**Ordinance #07-2022**

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

Mr. Albanese - Aye  
Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

**CORRESPONDENCE / OTHER INFORMATION**

1. **Request for Financial Support** - letter dated January 31, 2022, from Nancy Cunningham, President, Hunterdon Land Trust.

A **MOTION** was made by Mrs. Fort to donate \$1,000 to the Hunterdon Land Trust, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese - Aye  
Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

2. Letter dated February 8, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding adoption of 1) **An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Title II, Administration and Personnel, Chapter 2.40, Township Vehicles, of the Township Code of Ordinances**, 2) **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 Ordinance** and 3) **An Ordinance of the Township of Tewksbury, County of Hunterdon, State of New Jersey Creating Title, Administration and Personnel, Chapter 2.02, Medical Insurance - Retirees, of the Township Code of Ordinances**. No action taken.
3. Letter dated February 9, 2022, from John Tomac, Senior Director, Rates and Regulatory, NJ American Water regarding **the Matter of the Petition of New Jersey-American Water Company, Inc. for Approval to Change the Levels of its Purchased Water Adjustment Clause and Purchase Wastewater Treatment Clause**. No action taken.

**OLD BUSINESS**

1. ***Resolution Requesting a Reduction in the Speed Limit along County Road 523 and Provide Additional Signage***

Mayor Huelsebusch stated that he was in favor of the reducing the speed limit along County Road 523 from 50 mph to 45 mph to improve safety and wanted to see this resolution adopted this evening to move this forward to the Board of County Commissioners. Mr. Albanese stated that at the last meeting he requested additional data and information from the Township professional experts prior to making any determination on reducing the speed limit. Mr. Albanese continued that the data that was provided was not from the professionals and limited to the intersection of 529 and 623. Mrs. Fort concurred with Mr. Albanese, maintaining that rather rushing the resolution, she would like to see data from the experts to make an informed decision. Mr. Mueller opined that the additional expense of a traffic study would not be beneficial and supported the speed limit reduction.

The following resolution was offered for consideration:

**#R-2022-50  
TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the intersection of County Routes 523, County Route 629 and Springtown Road has been the subject of intensive study for many years; and

**WHEREAS**, officials from the Township of Readington and the County of Hunterdon have participated in numerous discussions and visits to the intersection; and

**WHEREAS**, in an effort to reduce speeding in the area, the Hunterdon County Freeholders have approved a lowering of the speed limits in the areas and in conjunction, the appropriate speed limit signs have been posted; and

**WHEREAS**, the Mayor & Township Committee hereby suggest the following recommendations to the County Commissioners in an effort to further improve the intersection:

1. Reduce the speed limit to 45 MPH from Dreahook Road to the Raritan Township boarder, excluding the intersection of Routes 523 & 629 to remain as posted;

**NOW THEREFORE BE IT RESOLVED**, the Township Committee hereby endorses the recommendations enumerated above and also directs the Township Clerk to forward a certified copy of this Resolution to the Clerk of the Board of Commissioners of Hunterdon County.

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

Mr. Albanese	- Nay
Mrs. Fort	- Nay
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye



**NEW BUSINESS**

1. ***Presentation by Whitehouse Rescue Squad (Request for Water Rescue Equipment)***

Jeff Herzog, Chief of the Whitehouse Rescue Squad, and George Liothake, Assistant Chief, presented their request to upgrade their water rescue equipment. Chief Herzog explained that there is a great need for this specific type of equipment, including an inflatable boat and trailer, for the safety of both those in need of rescue and also the emergency service volunteers. Assistant Chief Liothake highlighted the benefits of water rescue equipment based on the recent swift water rescues during Tropical Storm Ida. Chief Herzog requested consideration from the Committee to include this funding request in the 2022 budgeting process.

2. ***An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A-45.14)***

The following ordinance was offered for consideration:

***ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)***

***Ordinance #08-2022***

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Township Committee of the Township of Readington in the County of Hunterdon finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Township Committee of the Township of Readington hereby determines that a 3.5 % increase in the budget for said year, amounting to \$566,120.00 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Township Committee of the Township of Readington hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Readington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2022 budget year, the final appropriations of the Township of Readington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$566,120.00, and that the CY 2022 municipal budget for the Township of Readington be approved and adopted in accordance with this ordinance; and,

***Ordinance #08-2022 continued:***

***BE IT FURTHER ORDAINED***, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

***BE IT FURTHER ORDAINED***, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

***BE IT FURTHER ORDAINED***, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for March 21, 2022, at 7:45 p.m.*

3. ***An Ordinance Authorizing the Sale of Affordable Housing Property Known as 235 Nuthatch Court in the Township of Readington, County of Hunterdon and State of New Jersey and Certain Personal Property***

The following ordinance was offered for consideration:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY KNOWN AS 235 NUTHATCH COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

***Ordinance #09-2022***

***WHEREAS***, the Township of Readington (“Township”) owns a one-bedroom condominium property designated as Block 95, Lot 12.235 on the official Tax Map of the Township of Readington, also known as 235 Nuthatch Court (hereinafter “Property”) which was purchased for the purposes of being deed-restricted as a moderate income unit to provide affordable housing opportunities to qualified applicants in accordance with N.J.S.A. 52:27D-301, the “New Jersey Fair Housing Act” and the administrative rules and regulations adopted by the N.J. Council on Affordable Housing (“COAH”) at N.J.A.C. 5:80-26.1, et seq. (hereinafter the “Regulations”);

***WHEREAS***, the Township Housing Coordinator, in accordance with the affirmative marketing rules required by the Regulations has qualified a proper buyer for the property for the price of \$140,016.00 which is within the maximum permitted resale price set by the Regulations and the Township has prepared a contract in accordance therewith;

***WHEREAS***, the sale of the Property will provide an affordable housing opportunity in accordance with COAH rules, the Regulations and the Township’s Affordable Housing and Fair Share Plan.

***WHEREAS***, the Township is permitted to sell the property pursuant to N.J.S.A. 40A:12-13 et seq., NJ COAH rules and regulations, and any other applicable law; and

***WHEREAS***, the Buyer has requested to purchase certain household furniture (“Personal Property”) currently stored at 306 Sparrow Court as part of the transaction and the Township is willing to sell same for \$300, as set forth in the contract for Personal Property on file with the Township Clerk; and

**Ordinance #09-2022 cont'd:**

**WHEREAS**, the Township has determined that the Personal Property is not needed for public use; and

**WHEREAS**, N.J.S.A. 40A: 11-36(6) authorizes the private sale of personal property owned by the governing body if the value is determined to be less than 15% of the municipality's bid threshold, and the proposed sale is in compliance therewith.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

**Section 1.** The above preambles are incorporated herewith as if fully repeated herein

**Section 2.** The Township of Readington is authorized to convey the property known as Block 95, Lot 12.235, in the Township of Readington, and commonly known as 235 Nuthatch Court , Three Bridges, N.J. to the buyer Christine Coletti (“Buyer”) for the purchase price of \$140,016.00, as provided in the proposed contract of sale on file with the Township Clerk; on condition that all required documentation be placed of record deed-restricting the property as a moderate-income affordable housing unit for at least thirty years, and/or as may be extended, per affordable housing rules and regulations.

**Section 3.** The Township of Readington is authorized to convey the Personal Property to the Buyer for \$300. as provided in the property contract of sale on file with the Township Clerk.

**Section 4.** On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the sale of the aforesaid real Property and Personal Property to the aforesaid Buyer.

**Section 5.** Severability.

If the provision of any article, section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

**Section 6.** Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

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

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for March 21, 2022, at 7:45 p.m.*

- An Ordinance Authorizing the Sale of Affordable Housing Property Known as 306 Sparrow Court in the Township of Readington, County of Hunterdon and State of New Jersey and Certain Personal Property***

The following ordinance was offered for consideration:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY  
KNOWN AS 306 SPARROW COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF  
HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

***Ordinance #10-2022***

**WHEREAS**, the Township of Readington (“Township”) owns a one-bedroom condominium property designated as Block 95, Lot 12.306 on the official Tax Map of the Township of Readington, also known as 306 Sparrow Court (hereinafter “Property”) which was purchased for the purposes of being deed-restricted as a moderate income unit to provide affordable housing opportunities to qualified applicants in accordance with N.J.S.A. 52:27D-301, the “New Jersey Fair Housing Act” and the administrative rules and regulations adopted by the N.J. Council on Affordable Housing (“COAH”) at N.J.A.C. 5:80-26.1, et seq. (hereinafter the “Regulations”);

**WHEREAS**, the Township Housing Coordinator, in accordance with the affirmative marketing rules required by the Regulations has qualified a proper buyer for the property for the price of \$140,016.00 which is within the maximum permitted resale price set by the Regulations and the Township has prepared a contract in accordance therewith;

**WHEREAS**, the sale of the Property will provide an affordable housing opportunity in accordance with COAH rules, the Regulations and the Township’s Affordable Housing and Fair Share Plan.

**WHEREAS**, the Township is permitted to sell the property pursuant to N.J.S.A. 40A:12-13 et seq., NJ COAH rules and regulations, and any other applicable law; and

**WHEREAS**, the Buyer has requested to purchase certain household furniture (“Personal Property”) located at the property as part of the transaction and the Township is willing to sell same for \$300, as set forth in the contract for Personal Property on file with the Township Clerk; and

**WHEREAS**, the Township has determined that the Personal Property is not needed for public use; and

**WHEREAS**, N.J.S.A. 40A: 11-36(6) authorizes the private sale of personal property owned by the governing body if the value is determined to be less than 15% of the municipality's bid threshold, and the proposed sale is in compliance therewith.

**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

**Section 1.** The above preambles are incorporated herewith as if fully repeated herein

**Section 2.** The Township of Readington is authorized to convey the property known as Block 95, Lot 12.306, in the Township of Readington, and commonly known as 306 Sparrow Court, Three Bridges, N.J. to the buyer Luz M. Salazar-Penalozza (“Buyer”) for the purchase price of \$140,016.00, as provided in the proposed contract of sale on file with the Township Clerk; on condition that all required documentation be placed of record deed-restricting the property as a moderate-income affordable housing unit for at least thirty years, and/or as may be extended, per affordable housing rules and regulations.

**Section 3.** The Township of Readington is authorized to convey the Personal Property to the Buyer for \$300. as provided in the property contract of sale on file with the Township Clerk.

**Section 4.** On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the sale of the aforesaid real Property and Personal Property to the aforesaid Buyer.

**Section 5.** Severability.

If the provision of any article, section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

***Ordinance #10-202 cont'd:***

**Section 6.** Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

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

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for March 21, 2022, at 7:45 p.m.*

5. ***Acceptance of Performance Bond / Ryland Developers LLC (Block 14, Lots 29.02 & 29.03)***

A ***MOTION*** was made by Mrs. Fort to accept the performance bond for Ryland Developers LLC, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Mueller	-Aye
Mayor Huelsebusch	- Aye

6. ***Request for Issuance of a Letter of Consistency with the Master Plan / Fox Hollow Residential Development (Block 15, Lot 28)***

A ***MOTION*** was made by Mr. Heller to refer the request to the Planning Board for review and recommendation, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

***ADMINISTRATOR'S REPORT***

Administrator Sheola stated that he had nothing further to report.

***ATTORNEY'S REPORT***

Attorney Dragan stated that she had nothing further to report.

***ENGINEER'S REPORT***

Engineer O'Brien reported that the County confirmed that the Mill Road Bridge project and the widening of bridgework at Halls Mill is expected to be completed by the end of the year. Engineer O'Brien also requested that the Committee review the list of proposed roads for reclamation and stated that he is working on the 10-year plan of the road list as well.

***COMMITTEE REPORTS***

**JOHN ALBANESE**

Mr. Albanese stated that he had nothing further to report.

**BETTY ANN FORT**

Mrs. Fort stated that she had nothing further to report.

**JONATHAN HELLER**

Mr. Heller stated that he had nothing further to report.

**ADAM MUELLER**

Mr. Mueller inquired about the renewal of the Township's recycling contract.

**MAYOR HUELSEBUSCH**

Mayor Huelsebusch stated that he had nothing further to report.

***COMMENTS FROM THE PUBLIC***

Greg Crawford from the Readington-Lebanon Sewerage Authority (RLSA) inquired on the status of the negotiated joint agreement between the Township of Readington and Borough of Lebanon. Mr. Crawford maintained that the makeup of the RLSA board membership was separate from the operating agreement. Richard Burton, Council President of Lebanon Borough and RLSA member, echoed the sentiments of Mr. Crawford regarding the need to execute the joint agreement.

Nathaniel Roth, County Road 523, spoke to the speed reduction along County Road 523.

Andrew Roth, County Road 523, inquired about the special meeting and notification that was provided.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Mueller at 9:45 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*  
Municipal Clerk