

**READINGTON TOWNSHIP COMMITTEE  
MEETING –March 7, 2022**

Mayor Huelsebusch *calls the meeting to order at 3:00 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 Interviews.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Zoning .....	Personnel .....	“ “ “
DPW Summer Help .....	Personnel .....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• February 22, 2022		
Affordable Housing.....	Potential Litigation.....	“ “ “
Personnel .....	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		

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 7:30 p.m.

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

***Personnel / Police Interviews***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Personnel / Zoning***

The following ordinance was offered for introduction:

***AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF  
READINGTON WITH RESPECT TO ADMINISTRATION AND CREATING THE DEPARTMENT  
OF LAND USE AND DEVELOPMENT WITHIN SAME***

***Ordinance #11 -2022***

***BE IT ORDAINED*** by the Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey, that the following amendments shall be made to the Code of the Township of Readington.

***SECTION 1.*** A new Chapter 2 entitled "Administration" shall be inserted under "Part I: Administrative Legislation" of the Code of the Township of Readington, between Chapter 1 "General Provisions" and Chapter 4 "Agriculture Advisory Committee".

***SECTION 2.*** Chapter 2 "Administration" shall be divided into Articles I-X and shall be reflected in the Code as "reserved" unless indicated otherwise, and may be further amended, increased and/or decreased from time to time, as may be necessary or practicable.

***SECTION 3.*** Chapter 2, Article VII shall be entitled "Land Use and Development, Department of" and is herein established to provide as follows:

**Subsection. 2-7. Establishment.**

A. There is hereby created a Department of Land Use and Development, the head of which shall be the Director of Land Use and Development.

**Subsection 2- 7:a Organization**

A. The Department of Land Use and Development shall be comprised of the following divisions:

1. Land Use
2. Development
3. Zoning
4. Reserved

**Subsection 2-7:b Function and Duties of the Director.**

The Director of Land Use and Development shall be under the supervision of and report to the Township Administrator, and shall have the following duties and responsibilities:

**Ordinance #11-2022 cont'd:**

1. Responsible for the management and internal coordination of the Township's Planning, Zoning, and Development functions;
2. Serves as the primary point of contact for any external (for the purposes of this ordinance "external" means from outside the Township organization) developers or redevelopers for residential or commercial projects.
3. Responsible for facilitating collaborative efforts across municipal departments, as well as outside consultants, in order to address emerging land use and development issues, applications, and projects of interest within the Township.
4. Acts as project manager for internal ordinance and policy review subcommittees of the Planning Board, Board of Adjustment and specific projects assigned or delegated by the Township Administrator.
5. Prepares summaries and reports for ongoing project and compliance issues for consideration and review by the Township Administrator and Township Committee as required or requested;
6. Conducts assessments of land use constraints and their impacts and makes recommendations on land use policies; and
7. Coordinates with other departments as appropriate in land use, zoning, and development matters.
8. Prepares monthly reports for submission to the Township Committee and Township Administrator.

**Subsection 2-7:c. Divisions of Land Use, Development and Land Use.**

A. Within the Department of Land Use & Development, there shall be the following Divisions:

1. Division of Land Use which shall consist of the Planning Board, as provided in Chapter 148-92 and the Zoning Board of Adjustment as provided in Chapter 148-89, of the Township's Land Use Ordinance.
2. Division of Development which shall be responsible for the interaction and facilitation with all external developers and redevelopers.
3. Division of Zoning, the head of which shall be the Zoning Official.

**Subsection 2-7:d. Director.**

A. For purposes of organization, the Zoning Official shall serve as Director of the Department of Land Use & Development until such time as alternate appointments are made.

**SECTION 3.** All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

**SECTION 4.** The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

***Ordinance #11-2022 cont'd:***

**SECTION 7.** This ordinance shall take effect immediately upon final passage and publication in accordance with 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.*

***Personnel / DPW Summer Help***

A **MOTION** was made by Mrs. Fort to authorize Administrator Sheola to advertise for summer help in the Department of Public Works, 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

***Attorney-Client Privilege / Executive Session Minutes / February 22, 2022***

A **MOTION** was made by Mr. Heller to approve the Executive Session Minutes of February 22, 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.

***Potential Litigation / Personnel***

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.

***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.*

1. \* **APPROVAL OF MINUTES** of meeting of February 22, 2022
2. \* ***Tax Lien Redemption***

The following resolution was offered for consideration:

***READINGTON TOWNSHIP  
HUNTERDON COUNTY, STATE OF NEW JERSEY***

***RESOLUTION***

***WHEREAS***, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 48, Lot 11.01 and,

***WHEREAS***, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

***NOW THEREFORE BE IT RESOLVED*** by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$42,251.04, plus a premium paid in the amount of \$24,000.00, known as Tax Sale Certificate #2019-012, to the lienholder, Fedigan, LLC.

3. \* ***New Jersey State Firemen's Association Application for Membership / James Favreau***
4. \* ***A Resolution Authorizing the Adoption of the 2021 Hunterdon County, New Jersey Hazard Mitigation Plan Update***

The following resolution was offered for consideration:

***#R-2022-51***

***A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON  
AUTHORIZING THE ADOPTION OF THE 2021 HUNTERDON COUNTY, NEW JERSEY  
HAZARD MITIGATION PLAN UPDATE***

***WHEREAS***, all jurisdictions within Hunterdon County have exposure to hazards that increase the risk to life, property, environment, and the County and local economy; and

***WHEREAS***, pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

***WHEREAS***, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre and post disaster hazard mitigation programs; and

***WHEREAS***, a coalition of Hunterdon County municipalities with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Hunterdon County; and

***WHEREAS***, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

**Resolution #R-2022-51 cont'd:**

**NOW, THEREFORE, BE IT RESOLVED** that the Township of Readington:

- 1) Adopts in its entirety, the 2021 Hunterdon County Hazard Mitigation Plan Update (the “Plan”) as the jurisdiction’s Hazard Mitigation Plan and resolves to execute the actions identified in the Plan that pertain to this jurisdiction.
  - 2) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
  - 3) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
  - 4) Will continue its support of the Mitigation Planning Committee as described within the Plan.
  - 5) Will help to promote and support the mitigation successes of all participants in this Plan.
  - 6) Will incorporate mitigation planning as an integral component of government and partner operations.
  - 7) Will provide an update of the Plan in conjunction with the County no less than every five years.
5. \* **Resolution Authorizing Participation in "Buy Board", National Purchasing Cooperative**

The following resolution was offered for consideration:

**R-2022-52**

**RESOLUTION AUTHORIZING PARTICIPATION IN “BuyBoard”,  
NATIONAL PURCHASING COOPERATIVE**

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

**WHEREAS**, the Township of Readington desires to participate in a National Cooperative established as a “BuyBoard”, in order to effect substantial economies in the purchase of materials, supplies and services; and

**WHEREAS**, it is the Township of Readington’s intent to utilize these contracts on an as needed basis under the “BuyBoard” Contract terms; and

**WHEREAS**, the Township of Readington may enter into contractual agreements with the above referenced “BuyBoard” vendors through this resolution and properly executed contracts/purchase orders, which shall be subject to all the conditions applicable to the current New Jersey Local State Public Contracts Law; and

**NOW THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington, New Jersey authorizes the Administrator/Purchasing Agent to purchase certain goods or services from various approved “BuyBoard” vendors pursuant to all conditions of the individual contracts and in compliance with New Jersey State Public Contracts Law; and

**BE IT FURTHER RESOLVED**, that the “BuyBoard” vendors and their corresponding contracts may change during the timeframe indicated below and that the Administrator/Purchasing Agent is hereby authorized to make the necessary adjustments as may be required for the Township to continue its routine procurement practices throughout the indicated timeframe; and

**Resolution #R-2022-52 cont'd:**

**BE IT FURTHER RESOLVED** that the duration of the contracts between the Township of Readington and “BuyBoard” vendors shall be for the time period referenced in the “BuyBoard” Contract.

6. \* **Resolution to Award the Contract for the Construction of One New Post-Tension Concrete Basketball Court for Pickell Park and Four New Post-Tension Concrete Pickleball Courts (Field Turf USA)**

The following resolution was offered for consideration:

**#R-2022-53**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Township of Readington wishes to install pickleball courts at Summer Road Park and replace the Pickell Park basketball court, including installation of four new post-tension concrete pickleball courts and one post-tension basketball court

**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**, the Readington Township is a member of the Educational Services Commission of New Jersey Cooperative Price Council (ESCNJCPC or Co-op) and;

**WHEREAS**, FieldTurf USA, Inc holds the Cooperative Purchase contract for basketball court and pickleball court installation the period between 6/2/20 and 6/1/22; and

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

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

**WHEREAS**, ESCNJ has reviewed the quote provided by FieldTurf USA, Inc. through ESCNJ contract #ESCNJ/AEPA#20A 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**, that the Township Committee of the Township of Readington does hereby award the contract for the construction of one new post-tension concrete basketball court for Pickell Park and four new post-tension concrete pickleball courts to FieldTurf USA, Inc. 175 N Industrial Blvd NE, Calhoun, GA 30701 in the amount not to exceed \$550,094.00.

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

7. **\* Resolution in Support of Participation in the New Jersey Community Forestry Program**

The following resolution was offered for consideration:

**#R-2022-54**

**RESOLUTION IN SUPPORT OF PARTICIPTION IN THE  
NJ COMMUNITY FORESTRY PROGRAM**

**WHEREAS**, the Township of Readington is committed to be a sustainable community and supports the Township's participation in the NJ Community Forestry Program; and

**WHEREAS**, the NJ Community Forestry Program works to encourage, promote, and support the local stewardship and effective management of trees and forest ecosystems in New Jersey's communities through technical assistance and financial assistance; and

**WHEREAS**, the Township of Readington further supports the management of trees and forests in the community that are an integral part of maintaining the quality of the air and shading of streets from the effects of heat.

**NOW THEREFORE BE IT RESOLVED**, the Readington Township Committee supports the participation in New Jersey Community Forestry Program as defined by the State of New Jersey's Community Forestry Assistance Act P.L 1996, Chapter 135 Revised 2013 and maintain accredited status

8. **\* Resolution to Pledge Wildlife Support for New Jersey's Wildlife Action Plan**

The following resolution was offered for consideration:

**#R-2022-55**

**RESOLUTION TO PLEDGE MUNICIPAL SUPPORT FOR NEW JERSEY'S WILDLIFE ACTION  
PLAN**

This plan is in support of New Jersey Department Protection, Division of Fish and Wildlife, State-level Priority Conservation Goals and Strategies

Recognizing that animals are an integral and valuable part of all communities and believing concern for the wellbeing of wild animals and wild spaces is a hallmark of sustainable natural community the Township of Readington pledges its support for the New Jersey Wildlife Action Plan as outlined:

**WHEREAS**, New Jersey is home to a rich diversity of wildlife and ecologically significant natural communities,

**WHEREAS**, New Jersey's wildlife and wild places are under threat from development, fragmentation, invasive species and the impacts of people,

**WHEREAS**, the populations of mammals, birds, invertebrates, fish, reptiles and amphibians that live in, and migrate through New Jersey find themselves clinging to smaller and smaller pieces of wild clean lands and aquatic habitats,

**WHEREAS**, it is more cost effective to prevent species from becoming imperiled than it is to recover them once their populations have declined.

**WHEREAS**, a naturally functioning and healthy ecosystem represents a healthy environment for NJ wildlife and our citizens,



***Resolution #R-2022-55 cont'd:***

**WHEREAS**, the NJ Division of Fish and Wildlife, other state and federal agencies, and many partners in conservation have worked together to develop a state Wildlife Action Plan for the benefit of biologists, wildlife experts, municipal leaders, land stewards, non-profit organizations, educators, planners, researchers, outdoor recreation enthusiasts, landowners and all the people who know the wild places of New Jersey State,

**WHEREAS**, the New Jersey Wildlife Action plan is a comprehensive action agenda for the conservation of native wildlife, the restoration of important lands and water, and public education targeting the needs of rare wildlife in New Jersey,

**WHEREAS**, the residents of, and visitors to, New Jersey also enjoy and benefit from New Jersey's wildlife and wild spaces.

**NOW THEREFORE**, we the Township of Readington, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making the Township of Readington an ecologically sustainable community. The Township of Readington has included these principles in our public lands management (our requirements in the ERI for development applications), our NRI, our 2009 Master Plan and our 2009 zoning ordinance (mandatory cluster).

1. We will identify imperiled species, critical habitat and unique ecosystems in our Environmental Resource Inventory.
  2. Acknowledging that it is more cost effective to protect species than recover species, we will protect populations of rare and imperiled species that live and breed in, and migrate through, the municipality and the habitats they depend upon.
  3. Because habitat integrity is critical to healthy biodiversity we will manage publicly owned lands in accordance with wildlife management actions laid out in the New Jersey Wildlife Action Plan and will promote the management of all protected lands to promote biodiversity.
  4. We will protect wildlife habitats and maintain connectivity of habitat when formulating an open space acquisition strategy, open space stewardship plans and through the municipal master plan including planning and zoning ordinances.
  5. We will seek to minimize disturbance of critical wildlife populations and their habitats from human activities, subsidized predators and invasive species.
  6. When possible and appropriate, we will work with neighboring municipalities to implement the aforementioned principles across municipal boundaries
  7. When possible and appropriate, we will strive to monitor and implement appropriate management of municipal easements to ensure native vegetation and wildlife takes precedence over invasive and/or exotic species.
9. \* ***Resolution to Support Sustainable Land Use Pledge***

The following resolution was offered for consideration:

***#R-2022-56***

***Township of Readington  
Sustainable Land Use Pledge***

**WHEREAS**, land-use is an essential component of overall sustainability for a municipality;

**WHEREAS**, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources.

**WHEREAS**, well planned land-use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space and allow for continued use of vital natural resources;

***Resolution #R-2022-56 cont'd:***

***WHEREAS***, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead;

***NOW THEREFORE***, we the Township of Readington, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Readington Township a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

- I. **Facilities Siting-** *We pledge*, to the extent feasible, to take into consideration factors such as walkability, bikeability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The actions of a municipality when locating their own facilities can set a positive precedent and encourage other public and private sector entities to consider sustainable land-use considerations into account when locating their own facilities.
- II. **Housing Variety-** *We pledge*, through the use of our zoning and revenue generation powers, to foster a diverse mix of housing types to meet the needs of people from all ages and walks of life. A variety of housing options, from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate and middle incomes, is vital to allow residents to live and work in a municipality through various stages of their lives.
- III. **Natural Resource Preservation-** *We pledge* to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. Further, we have adopted an Environmental Resources Inventory to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.
- IV. **Transportation Choices-** *We pledge* to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest share of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.
- V. **Mix of Uses-** *We pledge* to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. Development is not needed in every municipality. But where development makes sense, land-use patterns that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores for example, can help reduce the necessity of driving by allowing people to walk to various destinations.
- VI. **Green Design-** *We pledge* to incorporate the principles of green design and renewable energy generation when updating our site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

**Resolution #R-2022-56 cont'd:**

- VII. **Regional Cooperation-** *We pledge* to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration their concerns when making regional level land-use decisions. Local land-use decisions can often have regional impacts, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect traffic and retail opportunities in neighboring towns.
  
- VIII. **Parking Regulations-** *We pledge* to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking, and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass or people to support local arts, shopping, and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transport-ation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fee for parking may be implemented or needs to be implemented.

10. \* **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	\$ 8,089.48
CURRENT FUND	2-01	\$ 722,097.88
SEWER APPROPRIATIONS	2-02	\$ 106,659.86
TRUST FUNDS	X-03	\$ 52,643.24
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 89,971.26
PAYROLL DEDUCTIONS	X-06	\$ 163,796.37
REGIONAL & LOCAL SCHOOL TAX	X-07	\$ 6,753,764.56
2014 CAP IMPROVEMENTS	X-14	\$ 1,239.00
2018 CAP IMPROVEMENTS	X-18	\$ 958.07
2020 CAP IMPROVEMENTS	X-20	\$ 322.41
2021 CAP IMPROVEMENTS	X-21	<u>\$ 687,597.48</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 8,587,139.61</b>

**A MOTION** was made by Mrs. Fort to approve the Consent Agenda, 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

**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 OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 36, LOTS 4, 5, 5.02, 5.04, 65 AND 66 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW***

***ORDINANCE #05-2022***

Michael Sullivan, Township Planner, presented a brief history on the redevelopment plan and provided the highlights of the Block 36 Redevelopment Plan and the proposed zoning districts.

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.

Trevor Izzo, Mullen Road, inquired when the public would have an opportunity to comment on the site plans and the development.

Harold Michael Jones, Oakland Drive West, commented on the site plan review in terms of stormwater management and the need for a comprehensive stormwater management plan for the entire development.

Richard Nadeau, Baneberry Drive, expressed concern about water drainage on his property.

Andrew Roth, County Road 523, commented on the redevelopment goals.

Antonia Hollain, Deer Path Road, stated that she has worked with Save Associates on design ideas for the former diner site and offered to present her plans.

Trevor Izzo, Mullen Road, inquired how far the proposed road would be from the property lines on Mullen Road.

Jennifer Lee, Mullen Road, questioned who would be responsible for the construction of the new road. Ms. Lee also commented on the location and maintenance of the proposed public path.

Andrew Roth, County Road 523, commented on the proposed relocation of the parking area at the Gables.

Todd Terricone, Lamington Road, commented on the required buffers from the houses to the roadway.

Pat Paul, Mullen Road, acknowledged the Committee for working with the residents on Mullen Road and commented on the construction of the collector road.

Richard Nadeau, Baneberry Drive, spoke to the stormwater management of the proposed development.

***A MOTION*** was made by Mr. Mueller 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, IN THE COUNTY OF HUNTERDON, NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR BLOCK 36, LOTS 4, 5, 5.02, 5.04, 65 AND 66 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW***

***ORDINANCE #05-2022***

*A MOTION* was made by Mr. Albanese 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. Notice of Application dated February 15, 2022, from New Jersey Department of Environmental, Division of ***Land Use Regulation, regarding Permit Package Application for Block 17, Lot 28 (15 Pulaski Road)***. No action taken.
2. Letter dated February 22, 2022, from Robert Dixon, Principal Consultant, ERM, regarding ***New Jersey Department of Environmental Protection Industrial Site Recovery Act Project at the former Holland Hitch of NJ Site (27 Ridge Road)***. No action taken.
3. Notice of Hearing from Township of Bedminster Land Use Board regarding the ***Fiddler's Elbow County Club Preliminary and Final Site Plan, Variance and Design Waiver Approval at property located at 811 Rattlesnake Road (Block 37.01, Lot 1)***. No action taken.

***NEW BUSINESS***

1. ***Application for Special Events Permit / Festival of Ballooning, Inc.***

*A MOTION* was made by Mr. Albanese to approve the application for Special Events Permit, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

2. ***Application for Special Events Permit / Black River Roasters Food Truck Events***

*A MOTION* was made by Mrs. Fort to approve the application for Special Events Permit, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

3. ***Application for Special Events Permit / Minim Productions, Inc. / Filming Location Shoot***

A representative on behalf of Minim Productions, Inc. was present to provide an overview of the proposed event and address any questions.

*A MOTION* was made by Mr. Heller to approve the application for Special Events Permit, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

4. ***Request for Sewer Allocation / 17 James Street (Block 21.12, Lot 25) - memorandum dated February 18, 2022, from Carol Radziewicz, Sewer Advisory Secretary***

A ***MOTION*** was made by Mr. Heller to approve 700 gallons of sewer capacity for Block 21.12, Lot 25 for the construction of two (2) units, 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

5. ***Resolution Commemorating the 50th Anniversary of William Rabosky as a Firefighter***

The following resolution was offered for consideration:

***#R-2022-57***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Township of Readington, as do most New Jersey municipalities, relies on the commitment and generosity of volunteer firefighters; and

***WHEREAS***, the unusual hours and demanding duties that are fundamental to volunteer firefighting can deter individuals from remaining in this position for an extended duration; and

***WHEREAS***, William Rabosky started with the Three Bridges Fire Company in 1971; and

***WHEREAS***, he worked his way up through the Fire Officer Ranks and was elected to the ranks as Chief, Secretary and Trustee; and

***WHEREAS***, William Rabosky currently holds the position of Firefighter; and

***WHEREAS***, William Rabosky remains a top responder for the entire department year after year; and

***WHEREAS***, William Rabosky has been honored as the Three Bridges Fire Company “*Fireman of the Year*” in 1996; and

***WHEREAS***, on March 12, 2022, will be celebrating his 50<sup>th</sup> year as a Volunteer Firefighter.

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington hereby commends and congratulates William Rabosky on the 50<sup>th</sup> anniversary of his dedicated services as a Three Bridges Fire Company volunteer.

***BE IT FURTHER RESOLVED***, that on behalf of all the residents of Readington Township, the Township Committee thanks William Rabosky for his volunteer service to our Community.

A ***MOTION*** was made by Mrs. Fort to adopt this resolution, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

10. ***\* New Jersey State Firemen's Association Application for Membership / James Favreau***

This matter was addressed under the Consent Agenda.

11. \* *A Resolution Authorizing the Adoption of the 2021 Hunterdon County, New Jersey Hazard Mitigation Plan Update*

This matter was addressed under the Consent Agenda.

12. \* *Resolution Authorizing Participation in "Buy Board", National Purchasing Cooperative*

This matter was addressed under the Consent Agenda.

13. \* *Resolution to Award the Contract for the Construction of One New Post-Tension Concrete Basketball Court for Pickell Park and Four New Post-Tension Concrete Pickleball Courts (Field Turf USA)*

This matter was addressed under the Consent Agenda.

14. \* *Resolution in Support of Participation in the New Jersey Community Forestry Program*

This matter was addressed under the Consent Agenda.

15. \* *Resolution to Pledge Wildlife Support for New Jersey's Wildlife Action Plan*

This matter was addressed under the Consent Agenda.

16. \* *Resolution to Support Sustainable Land Use Pledge*

This matter was addressed under the Consent Agenda.

#### ***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 permit for the Memorial Day Parade has been submitted to the Department of Transportation (DOT). Engineer O'Brien further reported that he is currently reviewing the Department of Environmental Protection (DEP) Tier A Permit renewal.

#### ***COMMITTEE REPORTS***

##### **JOHN ALBANESE**

Mr. Albanese reported that the award of the contract for the park improvements was approved under the Consent Agenda.

##### **BETTY ANN FORT**

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

##### **JONATHAN HELLER**

Mr. Heller reported that the annual tree giveaway will be held on April 9<sup>th</sup> and the stream cleanup is scheduled for April 23<sup>rd</sup>.

**ADAM MUELLER**

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

**MAYOR HUELSEBUSCH**

Mayor Huelsebusch stated that he had nothing further to report.

***COMMENTS FROM THE PUBLIC***

Tanya Rohrbach, Old Highway 28, spoke to the Green Team’s request to adopt a Complete Streets Program in conjunction with Sustainable New Jersey. The Committee requested that Ms. Rohrbach outline the proposed program for further review by the Township Committee and also the Planning Board.

Todd Terricone, Lamington Road, stated that the Polish American Club and Hunterdon Hill Runners Club will be jointly hosting a 5K fundraiser event for Ukrainian crisis relief on March 27th.

Marcelo Perez, Menlo Drive, spoke to the road conditions on Menlo Drive and Edison Road, requesting consideration that these roads be paved and submitted a petition for the record.

Andrew Roth, County Road 523, inquired if the traffic subcommittee meetings were open to the public.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, *A MOTION* was made by Mrs. Fort at 9:30 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