

**READINGTON TOWNSHIP COMMITTEE
MEETING –May 2, 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 R. 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:

1. 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

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Police	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Department of Public Works	Personnel	“ “ “
Recreation	Personnel	“ “ “
Potential Litigation	Attorney-Client Privilege.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 18, 2022		
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 27, 2022		
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 28, 2022		
Contract Negotiations	Attorney-Client Privilege.....	“ “ “

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

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 7:38 p.m.

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

Personnel / Police

The following resolution was offered for consideration:

#R-2022-69

TOWNSHIP OF READINGTON

HUNTERDON COUNTY, NEW JERSEY

WHEREAS, the Readington Police Department had a vacancy in the rank of Sergeant due to the retirement of Det Sgt F/C Alexander HooFatt; and

WHEREAS, after testing and several rounds of interviews, the Township Administrator as Appropriate Authority recommended the promotion of Officer Jack Mazellan to the rank of Corporal; and

BE IT RESOLVED, this Resolution shall confirm the appointment of Jack Mazellan as Corporal effective April 4, 2022.

A **MOTION** was made by Mrs. Fort to adopt this resolution, 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 following resolution was offered for consideration:

#R-2022-70

TOWNSHIP OF READINGTON

HUNTERDON COUNTY, NEW JERSEY

WHEREAS, the Readington Police Department had a vacancy in the rank of Sergeant due to the retirement of Det Sgt F/C Alexander HooFatt; and

WHEREAS, after testing and several rounds of interviews, the Township Administrator as Appropriate Authority recommended the promotion of Officer Raymond Mackiewicz to the rank of Sergeant (Probationary); and

Resolution #R-2022-70 cont'd:

BE IT RESOLVED, this Resolution shall confirm the appointment of Raymond Mackiewicz as Sergeant (Probationary) effective April 4, 2022.

A MOTION was made by Mrs. Fort to adopt this resolution, 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 following resolution was offered for consideration:

#R-2022-71

TOWNSHIP OF READINGTON

HUNTERDON COUNTY, NEW JERSEY

WHEREAS, the Readington Police Department had a vacancy in the rank of Chief of Police due to the retirement of Joseph Greco; and

WHEREAS, the Police Department, in order to maintain a chain of command, the Appropriate Authority appointed Lt John Insabella as Officer in Charge, effective November 24, 2021; and

WHEREAS, the promotional process is not complete and in recognition of the additional responsibilities as Officer in Charge, the Township Committee hereby increases Lt John Insabella's salary by an additional \$1,500 per month retroactive to January 1, 2022; and

BE IT RESOLVED, this Resolution shall confirm the adjustment of Lt John Insabella's salary as per the above.

A MOTION was made by Mrs. Fort to adopt this resolution, 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 following resolution was offered for consideration:

#R-2022-72

TOWNSHIP OF READINGTON

HUNTERDON COUNTY, NEW JERSEY

WHEREAS, the Readington Police Department had a vacancy in the position of Secretary due to the untimely passing of Harlean Kuzmiw; and

WHEREAS, after advertising and several rounds of interviews, one candidate became the consensus choice; and

Resolution #R-2022-72 cont'd:

BE IT RESOLVED, Nicole Dietrick is hereby appointed Administrative Assistant in the Readington Police Department at the annual salary of \$45,000 per annum with all usual and customary benefits afforded to full-time employees, pending and subject to a complete background investigation by the Readington Police Department.

A **MOTION** was made by Mrs. Fort to adopt this resolution, 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

Personnel / Public Works

The following resolution was offered for consideration:

#R-2022-73

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Jamie Reynolds was hired as Secretary in the Construction Code Office on October 9, 2017, and later transferred to the Department of Public Works; and

WHEREAS, Jamie Reynolds has tendered her resignation effective May 13, 2022; and

WHEREAS, the Township Committee hereby accepts Jamie Reynolds resignation; and

NOW THEREFORE BE IT RESOLVED the Township Committee wishes Jamie Reynolds success in her endeavors.

A **MOTION** was made by Mrs. Fort to adopt this resolution, 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 following resolution was offered for consideration:

#R-2022-74

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

WHEREAS, the Readington Department of Public Works had a vacancy in the position of Crew Leader due to the retirement of John Vurkio; and

WHEREAS, the Department of Public Works, in order to maintain efficient operations, posted the position as per Teamster Contract requirements; and

WHEREAS, five candidates applied for the position and after several rounds of interviews, James Bolek has been selected as the most qualified for the position; and

Resolution #R-2022-74 cont'd:

BE IT RESOLVED, this Resolution shall appoint James Bolek as Crew Leader at the salary specified in the current Collective Bargained agreement with Teamsters Local 469; and

BE IT FURTHER RESOLVED, this appointment shall take effect immediately.

A ***MOTION*** was made by Mrs. Fort to adopt this resolution, 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

Personnel / Public Works

Mayor Huelsebusch stated that this matter remains in Executive Session.

Personnel / Recreation

Mayor Huelsebusch stated that this matter remains in Executive Session.

Attorney-Client Privilege / Potential Litigation

Mayor Huelsebusch stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 18, 2022

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 18, 2022, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / April 27, 2022

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 27, 2022, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / April 28, 2022

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 28, 2022, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded. Mr. Albanese abstained since he was not present at that meeting.

Attorney-Client Privilege / Contract Negotiations

Mayor Huelsebusch stated that this matter remains in Executive Session.

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.

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.*

John Broten, Dogwood Drive, requested to remove *Minutes from the April 27th and April 28th meeting* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meeting of April 18, 2022
2. * **Approval of LOSAP Lists for Y2021**

The following resolution was offered for consideration:

#R-2022-75

TOWNSHIP OF READINGTON

APPROVAL OF LOSAP LISTS FOR Y2021

WHEREAS, the Township of Readington created a Public Safety Length of Service Award Program (LOSAP) through Ordinance #08-99 (amended in its entirety 8-5-2002 by Ordinance #31-2002) and voted upon via referendum on November 2, 1999, and

WHEREAS, in accordance with NJAC 5:30-14.10, the Governing Body must annually approve the LOSAP contribution list; and

WHEREAS, said attached list has been reviewed and found to be accurate; and

WHEREAS, the total amount of payment for both the Volunteer Fire Company members and the Rescue Squad members is \$76,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby approve the 2021 LOSAP contribution list in the amount of \$76,000.00.

3. * **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	\$ 2,489.40
CURRENT FUND	2-01	\$ 439,712.75
SEWER APPROPRIATIONS	2-02	\$ 109,315.34
TRUST FUNDS	X-03	\$ 11,155.79
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,234,756.76
PAYROLL DEDUCTIONS	X-06	\$ 193,182.87
REGIONAL AND LOCAL SCHOOL TAX	X-07	\$ 6,753,764.54
2020 CAP IMPROVEMENTS	X-20	\$ 233.49
2021 CAP IMPROVEMENTS	X-21	\$ 500.00
TOTAL OF ALL FUNDS		\$ 10,745,110.94

A **MOTION** was made by Mrs. Fort to approve the Consent Agenda (*with the removal of the minutes for 4/27 and 4/28 meeting*), 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

APPROVAL OF MINUTES of meetings of April 27 & 28, 2022

John Broten, Dogwood Drive, commented on the special meetings and inquired about the notice for the meetings.

Andrew Roth, County Road 523, commented on the importance of meeting notices in the newspaper in addition to the website.

Trevor Izzo, Mullen Road, inquired about the agenda for the special meetings.

A **MOTION** was made by Mrs. Fort to approve the April 27 and April 28, 2022 minutes, seconded by Mr. Heller with a vote of ayes all, nays none recorded. Mr. Albanese abstained from voting on the April 28, 2022 minutes since he was not present at that meeting.

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Todd Terricone, Lamington Road, inquired about the Performance Bonds for Ryland Developers.

Karen Matorano, Governor Road, inquired about funding for landscaping for the island on the boulevard at Hedgerow Estates.

PUBLIC HEARINGS

As it was after 7:45 p.m., 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:

2022 Municipal Budget

Township Chief Financial Officer Thomas Ferry gave a slide presentation on the 2022 Budget, highlighting key facts, a comparison to 2021, analysis of revenue by category, appropriations by department and the projected 2022 overall tax rate.

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.

John Broten, Dogwood Drive, commented on the increase in appropriations to emergency services. Mr. Broten further commented on the reduction in annual debt in relation to the debt service increase and the line item for Township Committee salaries.

Andrew Roth, County Road 523, commented on the school portion of the budget and inquired about the funds for public safety.

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:

2022 Municipal Budget

A **MOTION** was made by Mr. Albanese to adopt the *2022 Municipal Budget*, 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

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:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,218,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,876,088 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #13-2022

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:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,218,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,876,088 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #13-2022

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

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

Clerk read by Title:

ORDINANCE APPROPRIATING \$239,500 FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #14-2022

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:

ORDINANCE APPROPRIATING \$239,500 FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #14-2022

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. Letter dated April 13, 2022, from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Modifying Section 625, Stormwater Control, of the Development Regulations Ordinance of the Township of Tewksbury.*** No action taken.
2. Letter dated April 18, 2022 from Jennifer Ader, Municipal Clerk, Township of Tewksbury regarding ***An Ordinance of the Township of Tewksbury, Hunterdon, New Jersey Amending Title 12, Streets, Sidewalks and Public Places, Chapter 12.12, Excavations, of the Township Code of Ordinances and An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Supplementing the Township Development Regulations Ordinance to Include a New Definition in Section 301 "Words and Terms Defined" and to Create a New Inclusionary Overlay District in Section 714.2 "AR-1 Affordable Residential District Overlay" and An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 3, Revenue and Finance, Chapter 3.16, Farmland Assessment Inspection Fee, of the Township Code of Ordinances.*** No action taken.
3. Letter dated April 19, 2022, from Shana Goodchild, Land Use Administrator, Township of Tewksbury, regarding ***Notice of Public Hearing to Consider Adoption of an Amendment to the Land Use Plan Element of the 2003 Master Plan of Tewksbury Township.*** No action taken.

NEW BUSINESS

1. **Acceptance of Performance Bonds / Ryland Developers, LLC (Block 14, 29.02 & 29.03)**
 - Bond No. FP0025396 (Safety and Stabilization)
 - Bond No. FP0025397 (Perimeter Buffer Landscaping)

Todd Terricone, Lamington Road, commented on the safety at the site.

A **MOTION** was made by Mrs. Fort to accept the replacement performance bonds (Safety and Stabilization and Perimeter Buffer Landscaping) 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

2. **Resolution Certifying Availability of Funds Upon Adoption of Budget**

The following resolution was offered for consideration:

#R-2022-76

**TOWNSHIP OF READINGTON
RESOLUTION**

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds are available for the following professional contracts for the year 2022: (All are provided for in the 2022 municipal budget unless otherwise noted)
This Resolution replaces the following Resolutions adopted during the Temporary Budget term:

- #2022-13 Lerch, Vinci & Higgins, Municipal Auditors
- #2022-14 Sharon Dragan, Esq., Township Attorney
- #2022-15 McManimon and Scotland, Bond Counsel
- #2022-16 Martin Allen, Tax Attorney
- #2022-17 Fischer and Phillips, Labor Attorney
- #2022-18 Van Cleef Engineering and Associates
- #2022-19 Finelli Engineering
- #2022-20 Clarke♦Caton♦Hintz, Professional Planners
- #2022-21 Brian Davis, Esq. & Stephen Davis, Esq., Municipal Prosecutor
- #2022-22 Robert Ballard, III, Alternate Prosecutor
- #2022-23 Scott Mitzner, Public Defender
- #2022-24 Anthony Rotunno, Esq., Alt. Public Defender
- #2022-25 Jeffrey Surenian Associates, Special Counsel
- #2022-26 Gebhardt & Kiefer, Special Counsel
- #2022-27 Matthew Giacobbe, Esq., Special Counsel
- #2022-28 JEC Computers LLC
- #2022-29 Advanced Engineering Inspections (AEIS) Services
- #2022-30 Animal Control Solutions
- #2022-31 Princeton Public Affairs Group, Governmental Relation Matters

Certified by: *Thomas Ferry, Chief Financial Officer*

A **MOTION** was made by Mr. Heller to adopt this resolution, 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

3. ***Open Space Advisory Board Vacancy***

Mrs. Fort requested consideration of the previous policy of naming appointments, allowing all members of the Committee to review Citizen Leadership applications prior to filling vacancies on the boards.

A **MOTION** was made by Mr. Mueller to appoint Ryan Dunn, as 1st Alternate, to fill unexpired term (12/21/23) created by resignation of Sandra Madon, on the Open Space Advisory Board seconded by Mr. Heller with a vote of ayes all, nays none recorded.

4. ***Application for Special Events Permit / Request to Waive \$100 Fee / Three Bridges Volunteer Fire Company 5 Mile Run***

A **MOTION** was made by Mr. Heller to approve the special event permit application and waive the \$100 application fee, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

5. ***Application for Special Events Permit / Readington Hop Farm / Motorcycle Ride***

A **MOTION** was made by Mr. Heller to approve the special event permit application, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

6. ***Application for Special Events Permit / Readington Hop Farm / MaiFest Celebration***

A **MOTION** was made by Mr. Heller to approve the special event permit application, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

7. ***Annual Coin Toss Fundraisers / Three Bridges Fire Company***

A **MOTION** was made by Mr. Heller to approve the annual coin toss fundraiser, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

8. ***An Ordinance of the Township of Readington Amending Chapter 225 of the Code of Readington Township Entitled "Vehicles and Traffic"***

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING CHAPTER 225 OF THE CODE OF READINGTON TOWNSHIP ENTITLED " VEHICLES AND TRAFFIC"

ORDINANCE #15-2022

WHEREAS, the Township Committee is aware of the safety issues, including numerous stuck and overweight vehicles on Barley Sheaf Road and the bridge; and

WHEREAS, the Township Committee is actively monitoring, reviewing, and implementing traffic safety improvements in the township; and

WHEREAS, the Township Committee wishes to enhance safety on Barley Sheaf Road; and

Ordinance #15-2022 cont'd:

NOW, THEREFORE, IT IS ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Section 225 of the Code of the Township of Readington is hereby amended as follows:

SECTION 1. The findings in the foregoing preambles are incorporated herein as if fully set forth at length.

SECTION 2. Section 225-7(K) Schedule III: Commercial Vehicles over Certain Weights is amended to provide that **Barley Sheaf Road – Entire Length is added to the list.**

SECTION 3. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 4. If any section, paragraph, subsection, clause, or provision of this chapter shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged and the remainder of this chapter shall be deemed valid and effective.

SECTION 5. All former traffic ordinances of the Township of Readington, and all ordinances or sections or portions of ordinances or the Readington Township Code which are in conflict with or inconsistent with the provisions of this chapter are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this chapter.

SECTION 6. This ordinance shall become effective immediately upon publication according to law.

A MOTION was made by Mr. Heller to introduce this ordinance, 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

The Public Hearing was scheduled for May 16, 2022, at 7:45 p.m.

9. ***Planning Board Resolution Memorializing Recommendation that Block 81, Lots 1, 2, 3. & 4 be Designated as a Non-Condemnation Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1 et seq.***

James Clavelli from Clarke Caton Hintz was present and provided an overview of the Block 81, Lots 1, 2, 3 & 4 Redevelopment Area and the investigation report that was prepared by their office.

The following resolution was offered for consideration:

#R-2022-77

***RESOLUTION OF THE TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY***

WHEREAS, pursuant to *N.J.S.A. 40A: 12A- 6a* and Resolution # R-2018-95, adopted on September 17, 2018, the Township Committee of the Township of Readington ("Township Committee") directed and authorized the Township of Readington Planning Board (“Planning Board”) to conduct an investigation and public hearing to determine whether all or a portion of certain property identified on the tax maps of the Township of Readington (the “Township”) as Block 81, Lot 1 constitutes a non-condemnation area in need of redevelopment certain areas of the Township constitute areas in need of redevelopment (the “Study Area”), as set forth in *N.J.S.A. 40A:12A-5*, pursuant to the Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1*, et seq. (the “Redevelopment Law”); and

WHEREAS, on April 5, 2021, the Township Committee adopted Resolution No. R-2021-60 expanding the Study Area to include three additional lots in Block 81, specifically Block 81, Lots 2, 3, and 4, and directing the Board to undertake an investigation to determine whether all or a portion of certain property identified on the tax maps of the Township as Block 81, Lots 1, 2, 3, and 4 constitutes a non-condemnation area in need of redevelopment (the “Amended Study Area”), pursuant to the Redevelopment Law; and

WHEREAS, as required by the Redevelopment Law, a redevelopment investigation report was prepared of the above Amended Study Area entitled “Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Three Bridges Block 81 Study Area” dated April 6, 2022, (the “Report”); and

WHEREAS, the Planning Board, after giving proper notice to all property owners affected by, or interested in, the proposed redevelopment designation and in accordance with *N.J.S.A. 40A-12A-6b*, held a public hearing concerning the Report on April 11, 2022 , at which time all interested individuals and the general public were provided with an opportunity to voice all of their questions and concerns to the Planning Board; and

WHEREAS, during the public hearing on April 11, 2022, in response to some questions and discussion that ensued, the Board’s Planner Michael F. Sullivan, ASLA, AICP (“Planner”) of Clarke Caton Hintz, amended the Report in non-substantive manners to correct some factual errors and/or clarify and/or explain factual statements; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and expert testimony of the Planner, as well as consideration of the aforementioned Report, as amended, and all evidence presented during the course of the public hearing, the Planning Board adopted a Resolution on April 25, 2022 (the “April 25, 2022 Resolution”) recommending to the Township Committee that the Amended Study Area comprising Block 81, Lots 1,2,3 and 4 qualifies as, and should be declared, a non-condemnation area in need of redevelopment as defined under the Redevelopment Law; and

WHEREAS, the Township is in receipt of an updated copy of the Report dated April 18, 2022 (“Amended Report”) which contains the revisions discussed and approved by the Planning Board at the public hearing on April 11, 2022.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:

Resolution #R-2022-77 cont'd:

1. For the reasons set forth herein and in the preamble of this resolution, which are made a part of the findings hereof, the Township Committee endorses the findings of fact and conclusions of law made by the Planning Board at its April 11, 2022, hearing, and memorialized in the April 25, 2022, Resolution, as well as the investigation described in the Report, as amended during the hearing, and testimony prepared by the Planner, with respect to the Amended Study Area.

2. Based on the recommendation of the Planning Board, the Township Committee hereby determines that the Amended Study Area, specifically Block 81, Lots 1, 2, 3 & 4, satisfies the criteria contained in the Redevelopment Law, for the reasons set forth in the Amended Report, which Amended Report is incorporated hereto by reference, as if fully set forth herein.

3. The Township Clerk or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution and Amended Report upon each person described by N.J.S.A. 40A:12A-6(b)(5)(d) and shall so notify the New Jersey Commissioner of the Department of Community Affairs, with service in the manner prescribed by N.J.S.A. 40A:12A-6.b(5).

4. The Planning Board is hereby authorized and directed to undertake preparation of a single, comprehensive redevelopment plan for the entirety of the Amended Study Area to be adopted by ordinance by the Township Committee, pursuant to N.J.S.A. 40A:12A-7, *et seq.*

5. A copy of the Amended Report, shall remain available in the Township Clerk's office for public inspection, together with this Resolution.

6. The Township Clerk shall forward a copy of this Resolution to the Planning Board.

7. This Resolution shall be effective immediately.

A MOTION was made by Mr. Albanese to adopt this resolution, 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

10. Request from Hedgerow Estates to Fund Compensation for Landscaping

Administrator Sheola explained that a local landscaper offered to donate his labor but has requested that the Township provide the funding for the materials to landscape the island on the boulevard in Hedgerow Estates owned by the Township.

Karen Matorano, Governor Road, gave a brief explanation of the landscaping that will be designed on the boulevard.

A MOTION was made by Mr. Heller to approve \$3,500 to fund compensation for landscaping for Hedgerow Estates, 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

11. * Approval of LOSAP Lists for Y2021

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola thanked the Committee for their cooperation during the budget process.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that state aide applications are due on July 1st. Engineer O'Brien also thanked the Waterwatch Advisory Committee for their assistance with the Tier A permit.

COMMITTEE REPORTS

JOHN ALBANESE

Mr. Albanese reported that construction will begin on the pickle ball courts and basketball courts at Summer Road Park and lots of activities are planned for the Summer Spectacular that will be held at the park on June 23rd.

BETTY ANN FORT

Mrs. Fort reported that the Memorial Day Parade will be returning this year.

JONATHAN HELLER

Mr. Heller reported that there was a great turnout for the annual tree giveaway and the stream clean up that was done in conjunction with Raritan Headwaters.

ADAM MUELLER

Mr. Mueller reported that the Department of Public Works used some recycled stone and repaired some of the trailheads.

MAYOR HUELSEBUSCH

Mayor Huelsebusch reported that a new bike route sign was installed at the intersection of Route 523/629.

COMMENTS FROM THE PUBLIC

Scott Scammell, Broad Street, inquired about the sewer capacity for the Three Bridges Redevelopment Area and commented on discussion of the Police Director.

Trevor Izzo, Mullen Road, inquired about the role of the Police Director.

Nelson Canha, Gleim Road, commented on the police chief promotional process.

Todd Terricone, Lamington Road, commented on the landscaping funding given to Hedgerow Estates.

Tommy DiStefano, Scrabbletown Road, inquired about the police chief process, sharing his concern about public safety and morale of the police department.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Heller 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