

**READINGTON TOWNSHIP COMMITTEE  
MEETING – April 17, 2023**

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 A. Mueller, Mr. J. Albanese, and Mr. J. Heller

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

**ABSENT:** Mr. V. Panico

**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, THERFORE, 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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Department of Public Works .....	Personnel .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Camelot at Urban Renewal, LLC ..... (Block 36, Lots 5, 5.02 & 5.04)	Contract Negotiations .....	“ “ “
Contract for Sale of Real Estate..... (124 Rockafellows Mill Road)	Contract Negotiations .....	“ “ “
Contract for Sale of Real Estate..... (James Street)	Contract Negotiations .....	“ “ “
Agreement for Purchase of Real Property .. (Block 73, Lots 25 & 23.0)	Contract Negotiations .....	“ “ “
Three Bridges Fire Company .....	Contract Negotiations .....	“ “ “
Executive Session Minutes..... • April 3, 2023	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Readington Realty Holdings, LLC vs.... vs. Township of Readington	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 Mr. Heller to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:50 p.m.

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

**Executive Session:**

**Personnel / Department of Public Works**

The following resolution was offered for consideration:

**#R-2023-72**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Jarrod Gaskill was hired as Laborer in the Department of Public Works on October 17, 2022; and

**WHEREAS**, has tendered his resignation on April 6, 2023; and

**WHEREAS**, the Township Committee hereby accepts Jarrod Gaskill’s resignation.

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 -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

The following resolution was offered for consideration:

**#R-2023-73**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Michael Helper was hired as Laborer in the Department of Public Works on December 5, 2022; and

**WHEREAS**, has tendered his resignation on April 4, 2023; and

**WHEREAS**, the Township Committee hereby accepts Michael Helper’s resignation.

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 -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

*Contract Negotiations / Camelot Urban Renewal, LLC (Block 36, Lots 5, 5.02 & 5.04)*

The following resolution was offered for consideration:

**#R-2023-74**

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

**WHEREAS**, pursuant to Resolution #R-2022-68 adopted on April 4, 2022 (the “**Resolution**”), the Township Committee of the Township of Readington (the “**Township**”) designated Camelot at Readington Urban Renewal, LLC (the “**Redeveloper**”) as the redeveloper for properties known as Block 36, Lots 5, 5.02 & 5.04, located within the Township’s Block 36 Redevelopment Plan Area, which was adopted by Ordinance #05-2022 on March 7, 2022, and authorized the execution of a redevelopment agreement between the Township and the Redeveloper; and

**WHEREAS**, on June 16, 2022, pursuant to the Resolution, the Township and the Redeveloper entered into a Redevelopment Agreement (the “**Redevelopment Agreement**”); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Redeveloper shall construct a project consisting of, among other things, 192 multifamily residential apartment dwelling units, of which 48 will be affordable to very low-, low- and moderate-income households in accordance with the Township’s court-approved 2020 Amended Housing Plan Element and Fair Share Plan, four (4) single-family detached residential lots, recreational amenities for the residents, as well as on-site and off-site public improvements for circulation, utilities, and open space (as more specifically defined in the Redevelopment Agreement, the “**Project**”); and

**WHEREAS**, as required by the Township’s Block 36 Redevelopment Plan (the “**Redevelopment Plan**”), the Redeveloper submitted an application to the Township’s Project Review Committee (the “**PRC**”), requesting the PRC consider and make a recommendation to the Township Committee as to whether the Project was consistent with the parameters of the Redevelopment Plan; and

**WHEREAS**, a determination of consistency by the Township Committee is a necessary step prior to the Redeveloper making a development application to the Township Planning Board for its proposed project; and

**WHEREAS**, on May 18, 2022, the Township's planner, Clarke Caton Hintz (“**CCH**”), submitted a Memorandum to the PRC evaluating the Project against the requirements of the Redevelopment Plan; and

**WHEREAS**, CCH noted, among other things, that with respect to the requirement to perform stream corridor habitat restoration, the Redeveloper’s submission to the PRC “does not provide full documentation of consistency with the mandatory components” of the Redevelopment Plan, but may be satisfied through “the submission of additional documentation;” and

**WHEREAS**, on May 26, 2022, the Redeveloper appeared before and presented the Project for review by the PRC; and the PRC memorialized its findings and recommendations, which were summarized in a memorandum dated the same date from Christina Schwartz, Director of Land Use & Development (the “**May 2022 PRC Memo**”), which findings and recommendations (i) included that the application submitted by Redeveloper is substantially consistent with the Redevelopment Plan and (ii) importantly, noted that “[t]he documents submitted demonstrate that no amendments to the [Redevelopment Plan] are necessary in order for the [P]roject to proceed with an application for development before the Planning Board” (emphasis added); and

**WHEREAS**, on June 6, 2022, the Township Committee adopted Resolution No. R-2022-89, endorsing the recommendations made by the May 2022 PRC Memo and determining the application submitted by the Redeveloper was substantially consistent with the Redevelopment Plan and that the documents submitted demonstrated no amendments to the Redevelopment Plan were necessary in order for Redeveloper to proceed to the Township Planning Board with a development application for the project as described; and

***Resolution #2023-74 cont'd:***

**WHEREAS**, following the adoption of Resolution No. R-2022-89, the Redeveloper submitted plans to the New Jersey Department of Environmental Protection for review that were inconsistent with the Redevelopment Plan; and

**WHEREAS**, on December 19, 2022, the Township adopted Resolution No. 2022-181, amending Resolution No. R-2022-89 to specify that Redeveloper is required to submit additional documentation to the PRC and Township sufficient to permit the PRC and Township to finalize any consistency determination, including but not limited to, plans and/or documentation that demonstrate the following:

Stream Corridor Habitat Reestablishment: Conceptual plans of sufficient detail (in terms of the layout and dimensioning of proposed stormwater management elements, grading/topography, circulation elements and plantings) shall be submitted that demonstrate the former right-of-way and access driveway of Mullen Road that will no longer be utilized for vehicular traffic will be regraded and revegetated to reverse the fragmentation of the existing stream corridor habitat; the restoration shall reestablish a robust connection between the two sections of the existing stream corridor that are currently bisected by Mullen Road/driveway. The character of the restoration should emulate the vegetative, topographic, and hydrologic conditions that would have existed or should exist for this tributary to the Chambers Brook; and

**WHEREAS**, on April 3, 2023, the Redeveloper submitted to the PRC revised plans and documentation, dated February 9, 2023 and March 25, 2022, and last revised April 3, 2023 (the “**Additional Documentation**”) for review by the PRC; and

**WHEREAS**, on April 3, 2023, the PRC met and reviewed the Additional Documentation, and memorialized its findings and recommendations, which were summarized in a memorandum dated the same date from Christina Schwartz, Director of Land Use & Development (attached hereto as Schedule A, the “**April 2023 PRC Memo**”), finding the proposed stream corridor restoration to be substantially consistent with the Redevelopment Plan.

***NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, AS FOLLOWS:***

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township hereby acknowledges the receipt of the Additional Documentation and the April 2023 PRC Memo, finding the Additional Documentation was sufficiently detailed as to the Stream Corridor Habitat Reestablishment so as to demonstrate compliance with the Redevelopment Plan.
3. For the reasons set forth in the foregoing recitals, the Township Committee endorses the recommendations made by the PRC and memorialized in the April 2023 PRC Memo, and determines the application and the Additional Documentation submitted by the Redeveloper is substantially consistent with the Redevelopment Plan and the documents submitted demonstrate no amendments to the Redevelopment Plan are necessary in order for Redeveloper to proceed to the Township Planning Board with a development application for the project as described.
4. The Township Clerk shall forward a copy of this resolution to the Township Planning Board.
5. This resolution shall be effective immediately.

*Resolution #2023-74 cont'd:*

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**SCHEDULE A**

**INTER-OFFICE MEMORANDUM  
READINGTON TOWNSHIP  
WHITEHOUSE STATION, NEW JERSEY 08889**

DATE: April 3, 2023

TO: Richard Sheola, Administrator  
Karin Parker, Municipal Clerk  
Township Committee

FROM: Christina Schwartz, Director of Land Use & Development  
On behalf of the Township Project Review (PRC) Committee for the Block 36  
Redevelopment Area

RE: Block 36 Redevelopment Area- PRC Conceptual Plan & Consistency Review of Camelot  
at Readington Urban Renewal, LLC Application for Block 36, Lots 5, 5.02 & 5

ENCL.: *Camelot at Readington Urban Renewal, LLC (Kaplan)  
Redevelopment Plan Consistency Review  
Updated: Consistency Review 1, dated 10/31/2022, prepared by Clarke Caton Hintz*

*Camelot at Readington- Project Review Committee Submission (Overall Plan), sheet 1,  
dated 03/25/22 Last revised 04/03/23, prepared by The Reynolds Group Inc.*

*Camelot at Readington Stream Corridor Exhibit, sheet Ex-1, dated 02/09/23 last  
revised 04/03/23, prepared by The Reynolds Group Inc.*

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In accordance with the requirements of the Township’s *Block 36 Redevelopment Plan*, Camelot at Readington Urban Renewal, LLC., submitted an application to the Township’s Project Review Committee (PRC) in order for the PRC to consider and determine whether the project was consistent with the *Block 36 Redevelopment Plan*. The application was originally deemed consistent with the redevelopment plan and resolution #R-2022-89 was passed deeming the application consistent with the redevelopment plan in May 2022.

Following resolution #R-2022-89, the applicant submitted plans to the New Jersey Department of Environmental Protection (NJDEP) for review that were inconsistent with the Township’s redevelopment plan. The proposed stream corridor restoration plan elements were deemed inconsistent with the redevelopment plan by the PRC, and an updated recommendation was issued to the Township Committee deeming the application inconsistent with the redevelopment plan and requesting the prior approval be rescinded.

Subsequently, the applicant’s engineer, The Reynold’s Group, Inc., consulted with the Twp. Environmental Consultant, Mark Gallagher, and Twp. Planner, Michael Sullivan, to prepare an updated stream coordinator restoration plan. The updated plans were reviewed by the PRC on April 3, 2023, and the proposed stream corridor restoration was deemed substantially consistent with the redevelopment plan. The other mandatory elements, highlighted as outstanding in the updated *Redevelopment Plan Consistency Review from Clarke Caton Hintz (CCH) dated October 31, 2022*, will be reviewed during the site plan review at the Township’s Planning Board.

Accordingly, it is recommended that the Township Committee acknowledge this finding within a resolution deeming the application substantially consistent with the redevelopment plan. The detailed site plan review will commence at the Planning Board.

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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 -Aye  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

A **MOTION** was made by Mr. Mueller to authorize Administrator Sheola to sign the Department of Environmental Protection (DEP) and Department of Transportation (DOT) permit applications, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Contract for Sale of Real Estate / 124 Rockafellows Mill Road***

A **MOTION** was made by Mr. Mueller to approve the form of contract with a reverter clause prohibiting the demolition of the house for a period of ten (10) years, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Contract for Sale of Real Estate / James Street***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Contract Negotiations / Agreement for the Purchase of Real Property (Block 73, Lots 25 & 23.01)***

A **MOTION** was made by Mr. Mueller to approve the form of the contract, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Three Bridges Fire Company***

A **MOTION** was made by Mr. Mueller to authorize hiring Cotter Strategies, LLC, in the amount not to exceed \$2,000, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

***Attorney-Client Privilege / Executive Session Minutes / April 3, 2023***

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of April 3, 2023, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

The following resolution was offered for consideration:

***R-2023-75***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, there exists a need in the Township of Readington for Professional Services; and

***WHEREAS***, the Local Public Contract Law (*N.J.S.A. 40A:11-1 et seq.*) requires that the Resolution hiring a professional for professional services without competitive bids must be publicly advertised.

***NOW, THEREFORE, BE IT RESOLVED***, by the Township Committee of the Township of Readington as follows:

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:
  - Kroll Associates, Inc. to conduct analysis of certain confidential issues, relevant to Township matters at a rate of \$12,000, plus reasonable out-of-pocket expenses and a standard 5% administrative fee for expenses not individually billed
2. Said contract shall expire on December 31, 2023.
3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
4. This Resolution shall take effect immediately.

***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            -Aye  
Mr. Heller                - Aye  
Mr. Mueller             - Aye  
Mayor Huelsebusch   - Aye

***Litigation / DeMaio Electrical vs. Township of Readington***

***A MOTION*** was made by Mr. Mueller to approve a mediation agreement with McElroy, Deutsch, Mulvaney and Carpenter LLP, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

*The following item was added to the Executive Session:*

***Attorney-Client Privilege / Attorney-Client Privilege***

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.*

Deputy Mayor Mueller requested to remove *item #1* from the Consent Agenda.

Mr. Heller requested to remove *item #2* from the Consent Agenda.

- 1. \* **APPROVAL OF MINUTES** of meeting of April 3, 2023
- 4. \* **Resolution Approving the Sale for Two Ambulances to Whitehouse Rescue Squad**

The following resolution was offered for consideration:

**#R-2023-75**

**TOWNSHIP OF READINGTON  
 RESOLUTION**

**WHEREAS**, the Whitehouse Rescue Squad has two (2) ambulances that are no longer needed for the intended purpose; and

**WHEREAS**, the listed ambulances were to be part of a trade-in towards the purchase of two (2) new ambulances for Whitehouse Rescue Squad, but the Squad has requested to acquire them as reserve units; and

**WHEREAS**, per prior conversations and agreement, the Township will contribute \$3,000.00 towards the aforementioned trade in, and the Whitehouse Rescue Squad will contribute the remaining \$7,000.00; and

**NOW THEREFORE BE IT RESOLVED** the Township Committee approves the sale in the amount of \$7,000.00 for the following ambulances to the Whitehouse Rescue Squad:

VIN: 1FDXE4FS7DDA26444  
 VIN: 1FDXE4FSXCDB14824

- 7. \* **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>
GENERAL	2-01	\$ 6,453.52
GENERAL	3-01	\$ 741,472.57
SEWER UTILITY OP FUND	3-02	\$ 11,827.58
OTHER TRUST	X-03	\$ 15,610.15
PAYROLL DEDUCTIONS	X-06	\$ 225,918.41
2017 CAP IMPROVEMENTS	X-17	\$ 117.01
2018 CAP IMPROVEMENTS	X-18	\$ 15,017.84
2019 CAP IMPROVEMENTS	X-19	\$ 193.15
2020 CAP IMPROVEMENTS	X-20	\$ 130.45
2021 CAP IMPROVEMENTS	X-21	\$ 295.30
202-14 VARIOUS CAPITAL	X-22	\$ 81.00
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 1,017,116.98</b>



A **MOTION** was made by Mr. Heller to approve the Consent Agenda (*with the removal of items #1 and #2*), seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese -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 Approving an Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Camelot at Readington Urban Renewal, LLC*

**ORDINANCE #08-2023**

Attorney Matthew Jessup was present to briefly explain the ordinance approving a financial agreement memorializing the terms of the Payment in Lieu of Taxes (PILOT) program. Attorney Jessup continued with brief overview of the agreement.

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.

Jerry Cook requested an explanation on the reasoning behind the Payment in Lieu of Taxes program.

A **MOTION** was made by Mr. Heller to close the Public Hearing and open the regular meeting, seconded by Mr. Mueller 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 Approving an Application for a Long-Term Tax Exemption and Authorizing the Execution of a Financial Agreement with Camelot at Readington Urban Renewal, LLC*

**ORDINANCE #08-2023**

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  
Mr. Heller - Aye  
Mr. Mueller - Aye  
Mayor Huelsebusch - Aye

**CORRESPONDENCE / OTHER INFORMATION**

None

**NEW BUSINESS**

1. ***An Ordinance Amending and Supplementing Portions of the Land Use Ordinance Found in Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Warehouses, Truck Terminals and Trucking Facilities***

The following ordinance was offered for introduction:

***AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF THE LAND USE ORDINANCE FOUND IN CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO WAREHOUSES, TRUCK TERMINALS AND TRUCKING FACILITIES***

***Ordinance #09-2023***

***WHEREAS***, warehouses, truck terminals and trucking facilities are prohibited as principal uses throughout Readington Township; and

***WHEREAS***, the Township finds that it is necessary to clarify and simplify such prohibitions within the context of Chapter 148 Land Use; and

***WHEREAS***, the Township finds that it is necessary to clarify those conditions whereby outdoor storage of materials and equipment is prohibited; and

***WHEREAS***, it is also the intention of the Township to prohibit warehouses, truck terminals and trucking facilities as conditional uses; and

***WHEREAS***, as a prohibited use, all references to warehousing within Chapter 148, other than those detailing prohibition of warehousing, should be deleted; and

***WHEREAS***, the RO-1 Research Office-1 zone no longer exists and, as such, the land development regulations applicable solely to the RO-1 zone should be removed.

***NOW THEREFORE 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 Chapter 148 of the Land Use Ordinance as follows (new language is underlined ***thus***; deleted language is struck ***thus***):

***SECTION 1.*** The aforementioned preambles are incorporated herewith as if fully set forth herein.

***SECTION 2.*** Article I "Title and Purpose," Section 148-6 "Prohibited uses" is hereby amended to clarify the characteristics of outdoor storage that render it non-conforming, and to prohibit warehousing, trucking facilities, truck terminals and extraordinary hazardous substance facilities as principal uses throughout Readington Township as follows:

Sec. 148-6. Prohibited uses

All uses not expressly permitted in this chapter are prohibited. Furthermore, the following uses are expressly prohibited in any district within the Township:

- A. Any use or activity having any nuisance factor unless specifically permitted in a certain district.

**Ordinance #09-2023 cont'd:**

B. All sales of illegal drug paraphernalia such as, but not limited to, stores commonly known as "head shops" and obscene material such as, but not limited to, books, photos, films, magazines, videotapes and/or other items related to such sales.

C. Artists' body painting studios, cabarets, and massages shops.

D. Auctions or sales of merchandise or personal effects conducted outside a structure or commercial auction markets except for disposing of real or personal property when a private home is being cleaned or vacated or for raising of funds for charitable institutions and shall not be more than once a year nor for more than two days' duration.

E. Incinerators, dumps, junkyards or landfill other than those operated by the Township or other governmental agency.

F. Storage of merchandise, supplies, ~~merchandise~~ materials or ~~merchandise~~ waste outside of a building and not ~~screened from view~~. **completely and opaquely screened from view from public streets, public rights-of-way, or adjacent properties. Outdoor storage includes all vehicles that are not used by employees solely for travel to and from a work site.**

G. Drive-in theaters.

H. Mobile home parks.

I. Parking for short-term or long-term storage of trucks or trailers for use as storage facilities.

J. Combined residential and other use of a building, except where specifically permitted.

K. Cemeteries are prohibited except that the location and operations of lawfully created cemeteries existing at the time of the adoption of this subsection are hereby recognized and ratified as regulated by § 148-49F.

L. The operation of any and all classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in this chapter and in Section 3 of P.L. 2021, c. 16,[1] but not the delivery of cannabis items and related supplies within the Township by a cannabis delivery service located outside the Township.

**M. Warehouses or storage as a principal use.**

**N. Trucking facilities or truck terminals.**

**O. Extraordinarily hazardous substance facilities.**

**SECTION 3.** The following sections of Article IV District Regulations, are hereby amended to remove, as a conditional use, agricultural buildings that have been converted to warehousing or storage as follows:

A. Sec. 148-15 AR Agricultural Residential Zone

Conditional uses- AR Zone (subject to regulations set forth in Article V)

[Amended 5-20-2002 by Ord. No. 14-2002; 4-5-2004 by Ord. No. 13-2004; 7-6-2009 by Ord. No. 19-2009; 8-2-2010 by Ord. No. 23-2010; 6-17-2019 by Ord. No. 13-2019; 3-16-2020 by Ord. No. 05-2020]

(1) Limited brewery.

(2) Home occupations.

(3) Public utilities.

(4) (Reserved)

~~(5) Previously converted agricultural buildings such as barns, wagon sheds and chicken coops for storage and warehousing prior to the effective date of this chapter.~~

B. Sec. 148-16 RR Rural Residential Zone

Conditional uses - RR Zone (subject to regulations set forth in Article V)

(1) Public and private day schools of elementary and/or high school grades licensed by the State of New Jersey.

(2) Home occupations.

(3) Hospitals.

(4) Public utilities.

(5) (Reserved)

*Ordinance #09-2023 cont'd:*

~~(6) Previously converted agricultural buildings such as barns, wagon sheds and chicken coops for storage and warehousing prior to the effective date of this chapter.~~

*SECTION 4.* Article IV District Regulations, Section 148-21 is hereby amended to remove prohibited uses from the B Business Zone as follows:

Sec. 148-21B Business Zone

**D. Prohibited uses;**

- ~~(1) Any use having any nuisance factors (see definitions) other than noise of congregation of people; passenger traffic; transportation of things by truck or other means to enterprises in the district for retail sale on the premises; invasion of nonabutting street frontage by parking.~~
- ~~(2) Any display of merchandise in front of a building, other than on containers and gasoline pumps, living nursery stock, produce, or flowers.~~
- ~~(3) Coal yard.~~
- ~~(4) Junkyard or storage of scrap iron, rags, or scrap papers.~~
- ~~(5) Contractor's plant and storage yard.~~
- ~~(6) Lunch wagon.~~
- ~~(7) Open front store, stand or display arranged, intended, and designed for the sale of food or merchandise.~~
- ~~(8) Auctions or offering of sale of merchandise or personal effects conducted outside a structure, except when a private house on the site is being cleaned or vacated; not more than once a year, nor more than two days' duration.~~
- ~~(9) New or used sales of motor vehicles, except lawn mowers or tractors used predominantly for agricultural purposes.~~
- ~~(10) Any unattended sales or service conducted as a primary business function.~~
- ~~(11) Permanent private residential use.~~
- ~~(12) Warehousing or storage facilities as principal use.~~
- ~~(13) Automobile body shops.~~
- ~~(14) Regional malls.~~

*SECTION 5.* Article IV District Regulations, Section 148-22 is hereby amended to remove prohibited uses from the VC Village Commercial Zone (which refers to those prohibited in the B Business Zone) as follows:

Sec. 148-22. VC Village Commercial Zone.

**~~D. Prohibited uses – VC Zone. See Sec. 148-21D (Prohibited uses).~~**

*SECTION 6.* Article IV District Regulations, Section 14-22.1 is hereby amended to remove prohibited uses from the PO Professional Office Zone as follows:

Sec. 148-22.1. PO - Professional Office Zone.

**E. Prohibited uses:**

- ~~(1) Retail sale of goods, with the exception of artisan/maker for which retail operations for sale of merchandise manufactured on premises shall be permitted.~~
- ~~(2) All uses not specifically permitted.~~

*SECTION 7.* Article IV District Regulations, Sec. 148-22.2 is hereby amended to remove prohibited uses from the VH Village Hospitality Zone as follows:

**Ordinance #09-2023 cont'd:**

Sec. 148-22.2 VH- Village Hospitality Zone.

**C. Prohibited uses – VH Zone**

- ~~(1) Retail sale of goods not related to a principally permitted use.~~
- ~~(2) All uses not specifically permitted.~~

**SECTION 8.** Article IV District Regulations, Sec. 148-23 is hereby amended to remove prohibited uses from the ROM-1 Research Office and Manufacturing Zone as follows:

Sec. 148-23. ROM-1 Research and Manufacturing Zone.

**E. Prohibited uses – ROM-1 Zone**

~~[Amended 5-7-2012 by Ord. No. 14-2012]~~

- ~~(1) Retail sale of goods and services to the general public.~~
- ~~(2) All residential uses.~~
- ~~(3) Trucking facilities or truck terminals.~~
- ~~(4) Outdoor storage of any loose bulk material.~~
- ~~(5) Outdoor storage of material that is not completely and opaquely screened from public streets or rights-of-way or adjacent properties. Outdoor storage includes all vehicles that are not used by employees solely for travel to and from the work site.~~

**SECTION 9.** Article IV District Regulations, Sec. 148-24 is hereby amended to remove prohibited uses from the ROM-2 Research Office and Manufacturing Park Zone as follows:

Sec. 148-24. ROM-2 Research Office and Manufacturing Park Zone.

**E. Prohibited uses – ROM-2 Zone.**

~~[Amended 5-7-2012 by Ord. No. 14-2012]~~

- ~~(1) Retail sale of goods and services to the general public~~
- ~~(2) Residential uses.~~  
~~[Amended 8-2-2021 by Ord. No. 23-2021]~~
- ~~(3) Trucking facilities or truck terminals.~~
- ~~(4) Outdoor storage of any loose bulk material.~~
- ~~(5) Outdoor storage of material that is not completely and opaquely screened from public streets or rights-of-way or adjacent properties. Outdoor storage includes all vehicles that are not used by employees solely for travel to and from the work site.~~
- ~~(6) Warehousing, as a principal use.~~  
~~[Added 12-3-2018 by Ord. No. 19-2018; amended 8-2-2021 by Ord. No. 23-2021]~~
- ~~(7) Distribution unrelated to other permitted use on the same property.~~  
~~[Added 12-3-2018 by Ord. No. 19-2018]~~
- ~~(8) Extraordinarily hazardous substance facilities.~~  
~~[Added 8-2-2021 by Ord. No. 23-2021]~~

**SECTION 10.** Article IV District Regulations, Section 148-25 is hereby amended to remove prohibited uses from the RO Research Office Zone as follows:

148-25. RO Research Office Zone.

**E. Prohibited uses – RO zone**

- ~~(1) All uses with nuisance factors (see definitions) other than passenger and truck traffic or congregation of employees, subject to the requirements of this chapter.~~
- ~~(2) Retail sale of goods and services to the general public except where accessory to a permitted use, including display showrooms for products of on-site research, testing or manufacturing uses or employee dining rooms.~~
- ~~(3) All residential uses.~~

*Ordinance #09-2023 cont'd:*

**SECTION 11.** Article IV District Regulations, Sec. 148-26 is hereby amended to remove the RO-1 Research Office Zone in its entirety since it no longer exists, as follows:

~~Sec. 148-26. RO-1 Research Office Zone.~~

~~A. Purpose – RO-1 Zone. This district is intended for research and office development, exclusive of the manufacturing and warehousing components of the ROM-1 and ROM-2 Districts, in areas adjacent to VR Village Residential Zones.~~

~~B. Principal permitted uses – RO-1 Zone.~~

- ~~(1) Professional, administrative and business offices.~~
- ~~(2) Research, testing and analytical laboratories.~~
- ~~(3) Computer centers.~~
- ~~(4) Branch banking, including a drive-up window, provided that the retail banking function is not located in a separate building and is an accessory use to the bank's occupancy of office space in the building to which the drive-up window is attached.~~
- ~~(5) Agriculture.~~  
~~[Amended 12-17-2012 by Ord. No. 33-2012]~~
- ~~(6) Child-care centers.~~
- ~~(7) Public and private open space and parks.~~

~~C. Accessory uses – RO-1 Zone.~~

- ~~(1) Signs as regulated in Article XII.~~
- ~~(2) Private garages, off-street parking and truck loading spaces.~~
- ~~(3) Eating facilities not open to the general public.~~
- ~~(4) Display showrooms for products of permitted on-site research and testing.~~
- ~~(5) Fences and walls as regulated in Article VI.~~
- ~~(6) Child-care centers for the sole use of employees of the principal use. The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that amount of floor space and the permitted density allowable for that building or structure.~~
- ~~(7) Agricultural storage sheds and barns.~~  
~~[Amended 12-17-2012 by Ord. No. 33-2012]~~
- ~~(8) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.~~
- ~~(9) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.~~  
~~[Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]~~
- ~~(10) Solar parking canopies as regulated in § 148-60.2.~~

~~[Added 10-1-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]~~

~~D. Conditional uses – RO-1 Zone.~~

- ~~(1) Public utilities.~~

~~E. Prohibited uses – RO-1 Zone.~~

- ~~(1) All uses with nuisance factors (see definitions) other than passenger and truck traffic or congregation of employees, subject to the requirements of this chapter.~~
- ~~(2) Retail sale of goods and services to the general public except where accessory to a permitted use, including display showrooms for products of on-site research, testing or manufacturing uses or employee dining rooms and branch banking subject to the limitations of § 148-26B(4).~~
- ~~(3) All residential uses.~~

~~F. Area and yard requirements – RO-1 Zone.~~

- ~~(1) Minimum lot size: 10 acres for new lots.~~
- ~~(2) Maximum floor area ratio (F.A.R.) (see Note 1)[1]:~~
  - ~~(a) With public sewer and public water and favorable traffic accessibility (see definition in § 148-9): 0.13.~~
  - ~~(b) Without public sewer and public water or favorable traffic accessibility: 0.09.~~
  - ~~(c) Without public sewer and public water and favorable traffic accessibility: 0.06.~~

*Ordinance #09-2023 cont'd:*

- ~~[1] Note 1: An increment of no greater than 10% of the gross floor area (GFA) otherwise permitted by the applicable F.A.R. standard is permitted as additional GFA for buildings limited to parcels with favorable traffic accessibility and 10 or more acres in size which employ either of the following design elements: (a) A minimum of one level of underground parking which is equivalent in area to 90% of the GFA of the ground floor of the office building being served by the parking; or (b) In multistory buildings, an atrium at the entrance or other central location within the building in which the interior space shall be open from the ground level to the ceiling of the highest floor. The atrium shall occupy a minimum of 5% of the ground floor area and be no less than 500 square feet in area. A maximum increment of 20% of the GFA is permitted for buildings which employ both of the design elements cited above.~~
- ~~(3) Maximum impervious coverage (MIC).~~
- ~~(a) With public sewer and public water and favorable traffic accessibility: 0.40.~~
- ~~(b) Without public sewer and public water or favorable traffic accessibility: 0.25.~~
- ~~(c) Without public sewer and public water and favorable traffic accessibility: 0.20.~~
- ~~(4) Required frontage: 400 feet.~~
- ~~(5) Setbacks:~~
- ~~(a) Front.~~
- ~~[1] From right-of-way of any state or county road: 125 feet.~~
- ~~[2] From right-of-way of any municipal street: 125 feet.~~
- ~~[3] From the property line adjacent to any residential zone district: 150 feet.~~
- ~~[4] Bank drive-in facilities are prohibited on the side of any building which faces a residential zone adjacent to the subject tract.~~
- ~~(b) Side.~~
- ~~[1] Each side unless adjacent to a residential zone: 50 feet.~~
- ~~[2] Each side which is adjacent to any residential zone district: 150 feet.~~
- ~~[3] Bank drive-in facilities are prohibited on the side of any building which faces a residential zone adjacent to the subject tract.~~
- ~~(c) Rear.~~
- ~~[1] Same as side yard setback requirements.~~
- ~~(6) Buffers.~~
- ~~(a) Width of buffer required from right-of-way of any state or county highway: 50 feet.~~
- ~~(b) Width of screening buffer required in the side and rear yards adjacent to any residential zone or existing residential use: 50 feet.~~
- ~~(c) Screening buffers shall be planted in accordance with § 148-63.~~
- ~~(7) Height. (Note: Roof-mounted mechanical equipment must be suitably screened from view and may exceed the height standard listed above by no more than 10 feet.)~~
- ~~(a) Feet: 35 feet.~~
- ~~(b) Stories: 2 1/2 stories.~~
- ~~(8) Scale. All buildings shall be located on the site and designed in a manner which is sensitive to the scale of any adjacent residential neighborhood.~~
- G. Minimum off-street parking – RO-1 Zone. Each individual use shall provide parking spaces according to the following provisions. No parking area shall be permitted in a front yard. No parking area shall be located within 25 feet of any property line nor within 50 feet of any property line adjacent to a residential zone or existing residential use. Where wider buffer areas are required, the parking and driveways shall comply with the buffer requirements.**
- (1) Professional, administrative and business offices under 50,000 square feet of gross floor area shall provide one space per 200 square feet of gross floor area.**
- (2) Professional, administrative and business offices from 50,000 to 99,999 square feet of gross floor area shall provide one space per 250 square feet of gross floor area.**
- (3) Professional, administrative and business offices 100,000 square feet or greater in gross floor area shall provide one space per 285 square feet of gross floor area.**
- (4) Research, testing and analytical laboratories shall provide one space per 1,000 square feet of gross floor area.**

*Ordinance #09-2023 cont'd:*

- ~~(5) Computer centers shall provide one space per 200 square feet.~~
- ~~(6) Child care centers shall provide one space per three children.~~

*SECTION 12.* Article IV District Regulations, Sec. 148-27.2E is hereby amended to remove prohibited uses from the Whitehouse-Mechanicsville Gateway Overlay Zone (WMG), as follows:

~~Sec. 148-27.2E Prohibited Uses. Prohibited uses shall be those prohibited in the ROM-1 Zone, pursuant to Sec. 148-23E.~~

*SECTION 13.* Article V Conditional Uses, Exceptions, Modifications and Critical Areas, Sec. 148-34, is hereby amended to remove warehousing as a conditional use, as follows:

~~Sec. 148-34 Warehousing~~

~~[Added 10-1-2012 by Ord. No. 20-2012]~~

~~Warehousing shall be permitted as a principal use, subject to the following:~~

- ~~A. The use is located on a property that has direct, primary access to County Line Road, Commerce Street, Tannery Road or Boundary Road;~~
- ~~B. The maximum total number of tractors, trailers and tractor/trailers that may be on site at any one time shall not exceed the total number of exterior freight loading spaces and freight loading docks of the warehouse facility;~~
- ~~C. Other than exterior freight loading spaces and freight loading docks, there shall be no other places designated for parking/storage of tractors, trailers or tractor/trailers on site;~~
- ~~D. No maintenance, repair or fueling of tractors, trailers or tractor/trailers is permitted on site.~~

*SECTION 14.* Article V Conditional Uses, Exceptions, Modifications and Critical Areas, Sec. 148-38 is hereby amended to remove converted agricultural buildings used for storage or warehousing as a conditional use, as follows:

~~Sec. 148-38 Existing storage and warehouse conversion of agricultural buildings~~

~~The Township previously provided a method of granting relief to landholders who had discontinued their agricultural operations but had buildings on their property which they were required to maintain and upon which they pay taxes. Therefore, buildings formerly used for agricultural purposes, such as barns, wagon sheds and chicken coops, were permitted to be used for storage and warehousing on the issuance of a conditional use permit by the Planning Board for a period not to exceed two years. A permit may continue to be renewed on the terms and conditions hereinafter provided. Such permits shall be subject to the following conditions:~~

- ~~A. The buildings shall be closed on all four sides and in good repair.~~
- ~~B. An adequate off-street loading and parking area provided.~~
- ~~C. The site plan shall be approved by the Planning Board following all standards and procedures applicable to new work.~~
- ~~D. There shall be no bulk storage of any materials in the open, and no materials shall be stored which have actual or potential nuisance factors.~~
- ~~E. No materials will be stored in bulk.~~
- ~~F. Truck traffic must be minimized. No more than three trucks in or out per week. Trucks may not be larger than five tons' gross weight.~~
- ~~G. The buildings may be used for storage only. No packaging, repackaging, unpacking, assembly, repairs, etc., are permitted.~~
- ~~H. No accumulation of waste materials is to be permitted inside or outside of the buildings.~~
- ~~I. In considering an application for renewal of a permit, the Planning Board shall review the applicant's compliance with applicable regulations during the preceding permit period.~~
- ~~J. The Planning Board may impose such other reasonable conditions upon the permit at the time of approval which are found to be necessary due to the nature of the proposed operation or of the property in question.~~
- ~~K. In the event that any of the buildings under this conditional use are destroyed, they shall not be rebuilt.~~



*Ordinance #09-2023 cont'd:*

~~L. One freestanding or facade sign not to exceed 16 square feet. See Article XII for additional standards.~~

**SECTION 15.** Article V Conditional Uses, Exceptions, Modifications and Critical Areas, Sec. 148-45 is hereby amended to remove warehousing within the uses permitted in mixed-use corporate parks as follows:

Sec. 148-45 Mixed-use corporate office parks.

A. Mixed-use corporate office parks consisting of multiple buildings and ROM-1 permitted uses on a development tract are permitted as a conditional use within the ROM-1 Zone.

"Development tract," for purposes of this section, shall mean a tract of land consisting of one or more lots proposed for development as a mixed-use corporate office park.

B. Permitted uses.

(1) Office/research buildings (within 300 feet of the right-of-way of Route 22).

(2) Mixed-use buildings (setback at least 300 feet from the right-of-way of Route 22). Uses to be permitted in these buildings include office, research/laboratory, light manufacturing, ~~warehousing~~, all other uses permitted in the ROM-1 Zone.

(3) Day-care facilities, banking services, dining facilities, newspaper/magazine concessions and related retail goods and service uses for employees of the complex and suitably located so as not to attract use by the general public.

(4) Restaurant or cafeteria for the exclusive use of tenants and their guests.

C. Conditions and requirements. Additional or superseding conditions and requirements for the conditional use or mixed-use corporate office parks in the ROM-1 Zone as follows:

(1) Minimum development tract of 50 acres.

(2) The development tract must have frontage on and direct access to Route 22.

(3) Availability of public sewer and public water.

(4) Development within 300 feet of the right-of-way of Route 22 shall be limited to office/research use.

(5) Maximum permitted floor area ratio (F.A.R.) shall be 0.15. Section 148-22E, Note 1, shall apply to all buildings.

(6) Maximum impervious coverage (MIC) shall be 0.45.

(7) A mixed-use corporate office park must provide an overall site design concept that coordinates highway access, vehicular and pedestrian circulation, parking and loading, including shared parking and loading facilities, architectural and landscape design, buffers and screening.

~~(8) Upon completion and occupancy of a mixed-use corporate office park, the total square footage devoted to warehouse use shall not exceed 20% of the total square footage and, at no time during development of the park, may the square footage of warehouse exceed 40% of the allowable floor area on the site. The intent of this section is to ensure that a property developed under the mixed-use corporate office park provision is truly a mix of compatible office, research, light manufacturing and warehouse uses.~~

~~(8)(9)~~ Single ownership and management of entire mixed-use corporate offices parks is required unless or until a condominium association or equivalent entity is formed and obligated to deal collectively with management, maintenance and security of the development.

D. Design standards.

(1) There shall be a minimum distance of 50 feet between principal buildings.

(2) The minimum building setback from internal roadways shall be 20 feet.

(3) The parking standards established for the ROM-1 Zone shall apply; however, the approving body may waive initial construction of 20% of the parking required for buildings limited solely to office use and may waive initial construction of 40% of the parking required for buildings not limited solely to office use, provided that deferred parking areas are designated and drainage and detention facilities are designed to accommodate construction of deferred parking. No parking spaces shall be located in a required front yard nor between the front buildings and Route 22.

(4) One loading space shall be required for every 50,000 square feet of gross floor area.

**Ordinance #09-2023 cont'd:**

E. Signs.

- (1) One freestanding sign not to exceed 50 square feet in area and set back a minimum of 25 feet from all street and lot lines and shall not exceed eight feet in height above the grade.
- (2) Directory signs within the park shall be permitted as determined necessary by the Planning Board and shall not exceed 12 square feet in size and six feet in height.
- (3) One facade sign per building not to exceed one square foot per linear foot of the front facade.
- (4) See Article XII for additional standards.[1]

[1]Editor's Note: Former Sections 501.19, Private open-air clubs, and 501.20, Planned senior village development, which immediately followed this section, were repealed 8-5-1996 by Ord. No. 14-96.

**SECTION 16.** Article VII Subdivision and Site Plan Design Standards, Sec. 148-70 is hereby amended to remove references to warehousing within the permitted uses within off-street parking, loading areas, and driveways, as follows:

Sec. 148-70 Off-street parking, loading areas and driveways.

H. Loading areas.

- (1) In any zone, for every building or part thereof erected or altered which is arranged, intended or designed to be used or is in fact used for manufacturing or industrial purposes, ~~for warehouses or supply houses~~ or for retail or wholesale stores, one off-street loading space shall be provided for each 10,000 square feet of gross floor area or fraction thereof over 5,000 square feet. Spaces shall be not less than 14 feet high, 15 feet wide and 55 feet long and shall be so arranged that the vehicle, when parked in the loading space, does not project into the public right-of-way or in any way interfere with customer parking.

**SECTION 17.** All other languages not specifically changed by this ordinance amendment shall remain in full force and effect.

**SECTION 18.** The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

**SECTION 19.** This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

**SECTION 20.** 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.

**SECTION 21.** This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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

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

*The Public Hearing was scheduled for May 1, 2023 at 7:45 p.m.*

**2. Application for Special Events Permit / Readington River Farm Red Dog Day**

Erick Doyle from the Readington River Buffalo Farm was present to provide a brief overview of the event.

A **MOTION** was made by Mr. Heller to approve the special event permit, seconded by Mr. Mueller and on Roll Call vote the following was recorded:

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

**3. Application for Special Events Permit / Carlos Amarilla**

A **MOTION** was made by Mr. Heller to approve the special event permit, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

**4. Application for Special Events Permit / Team Somerset Circuit Time Trial**

A **MOTION** was made by Mr. Heller to approve the special event permit, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

**5. Application for Special Events Permit / American Cancer Society Al Be Back Event**

A **MOTION** was made by Mr. Mueller to approve the special event permit, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

**6. Bond Sale Bid Results**

**\$15,348,000 General Improvement Bonds, Series 2023**

Bid Date: April 5, 2023  
 Date & Delivery Date: April 15, 2024-2043  
 Rating: S&P “AA”  
 Insurance: None  
 Tax Status: Tax-Exempt (Not BQ)

**Bond Bid Result**

Bidder	Premium	Gross Interest	Net Interest	TIC
Roosevelt & Cross, Inc	\$1,004,487.17	\$6,609,607.31	\$5,605,120.14	3.198909%

Administrator Sheola provide a brief explanation as to why there was a need to put the bonds out for bid.

Deputy Mayor Mueller expressed concerns about the amount of interest that the Township will have to pay.

**A MOTION** was made by Mr. Mueller to approve results of the Bond Sale Bid, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

7. ***Release of Board of Health Escrow / Block 96, Lot 22***

Mr. Heller noted that a correction is needed to the address listed on the paperwork.

**A MOTION** was made by Mr. Heller to approve the release of Board of Health escrow for Block 96 Lot 22 with the amendment to the address as noted, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

8. \* ***Resolution Approving the Sale for Two Ambulances to Whitehouse Rescue Squad***

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.

***COMMITTEE REPORTS***

**JOHN ALBANESE**

Mr. Albanese reported that the Recreation Department received a Local Recreation Improvement Grant (LRIG) from the state in the amount of \$50,000 to be used for the Master Plan for Cornhuskers Park.

**JONATHAN HELLER**

Mr. Heller reported that the stream cleanup sponsored by Raritan Headwaters was a big success and reminded everyone about the annual tree giveaway this weekend.

**JUERGEN HUELSEBUSCH**

Mayor Huelsebusch echoed Mr. Heller's comments on the success of the stream cleanup. Mayor Huelsebusch also reported that it was recommended that Ryan Dunn assume the role of chair of the Agricultural Advisory Board and noted that more volunteer sessions will be coming.

**ADAM MUELLER**

Mr. Mueller reported that the Department of Public Works has been working on maintenance of the Township open space and trails.

***COMMENTS FROM THE PUBLIC***

Bob Schoenfeld inquired about what can be done about the panhandlers on Route 22 and the status of the ordinance regarding the size of address numbers on houses.

Lauren Huelsebusch expressed concern about the Team Somerset Circuit Time Trial Event utilizing Pleasant Run Road.

Linda Firing requested the Township's assistance in coordinating a meeting to address the ongoing concerns with water on her sister's property on Clark Lane.

Jacqueline Hindle spoke to the Township Facebook page and the contract with Point Consulting.

Christina Albrecht commended the Township police department on their enforcement of an issue they have been having with dirt bikes and ATV vehicles on the open space property near her home.

Karen Firing inquired as to whether the Ryland Developers applicant was required to follow the NJ green infrastructure.

***COMMENTS FROM THE GOVERNING BODY***

Mr. Heller inquired about interest in the adopt a road program. Mr. Albanese spoke to the Township Facebook page and Readington News. Mayor Huelsebusch also commented on the Township Facebook page.

As there was no further business, ***A MOTION*** was made by Mr. Heller at 9:00 p.m. to adjourn the meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*  
Municipal Clerk