

**READINGTON TOWNSHIP COMMITTEE  
MEETING – May 1, 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, Mr. J. Heller, and Mr. V. Panico

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

<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 .....	Personnel .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
DPW / Administrative Assistant.....	Personnel .....	“ “ “
DPW / Laborer One.....	Personnel .....	“ “ “
Construction Code / Technical Assistant...	Personnel .....	“ “ “
Award of Forest Stewardship Plan..... Inventory & Assessment Project	Contract Negotiations .....	“ “ “
Executive Session Minutes..... • April 17, 2023	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “

It is anticipated at this time that the stated subject matter will be made public on or about the time set forth in Exhibit “A.”

2. This Resolution shall take effect immediately.

A **MOTION** was made by Mr. Heller 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*.

***Executive Session:***

***Personnel / Police***

Mayor Huelsebusch stated that this matter remains in Executive Session.

***Personnel / DPW / Administrative Assistant***

The following resolution was offered for consideration:

***#R-2023-77***

***RESOLUTION APPOINTING ADMINISTRATIVE ASSISTANT TO THE DEPARTMENT OF PUBLIC WORKS - PALITCHKA***

***WHEREAS***, the Department of Public Works – Roads has a vacancy for an Administrative Assistant position; and

***WHEREAS***, the Department has advertised and posted the vacancy internally; and

***WHEREAS***, there were a number of applications and after interviews with the Director of Public Works, Assistant Director of Public Works and Township Administrator, it is the recommendation to hire Amanda Palitchka for the Department of Public Works in accordance with the offer letter of April 19, 2023;

***NOW, THEREFORE BE IT RESOLVED***, by the Township Committee of the Readington Township to hire Amanda Palitchka for the Department of Public Works at an annual salary of \$47,500 contingent upon successful completion of the requisite pre-employment physical.

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

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

***Personnel / DPW / Laborer One***

The following resolution was offered for consideration:

***#R-2023-78***

***RESOLUTION APPOINTING LABORER TO THE DEPARTMENT OF PUBLIC WORKS - CARLTON***

***WHEREAS***, the Department of Public Works – Roads has a vacancy for a Laborer position; and

***WHEREAS***, the Department has advertised and posted the vacancy internally; and

***WHEREAS***, there were a number of applications and after interviews with the Director of Public Works, Assistant Director of Public Works and Township Administrator, it is the recommendation to hire Joshua Carlton as Laborer 1 for the Department of Public Works in accordance with the contract in place at this time;

**Resolution #R-2023-78 cont'd:**

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Readington Township to hire Joshua Carlton as Laborer 1 for the Department of Public Works, effective May 15, 2023, contingent upon successful completion of the requisite pre-employment physical..

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

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

**Personnel / Construction Code / Technical Assistant**

The following resolution was offered for consideration:

**#R-2023-79**

**RESOLUTION APPOINTING TECHNICAL ASSISTANT FOR THE CONSTRUCTION CODE OFFICE - GRIBBIN**

**WHEREAS**, the Construction Code Office, due to a resignation, has a vacancy for a Technical Assistant position; and

**WHEREAS**, the Office has advertised and posted the vacancy internally; and

**WHEREAS**, there were a number of applications and after interviews with the Construction Code Official and Township Administrator, it is the recommendation to hire Taylor Gribbin for the Construction Code Office in accordance with the offer letter of April 25, 2023;

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Readington Township to hire Taylor Gribbin for the Construction Code Office at an annual salary of \$50,000, effective May 8, 2023 contingent upon successful completion of the requisite pre-employment physical.

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

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

**Contract Negotiations / Award of Forest Stewardship Plan Inventory & Assessment Project**

The following resolution was offered for consideration:

**#R-2023-80**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Township Committee of the Township of Readington publicly advertised a Request for Proposal (“RFP”) for a Forest Stewardship Plan Inventory and Assessment Project; and

**WHEREAS**, on April 12, 2023 the Administrator/QPA conducted the RFP opening for the Forest Stewardship Project Consultant; and

**Resolution #R-2023-80 cont'd:**

**WHEREAS**, one (1) proposal was received from Paul Cowie and Associates in the amount of \$59,220; and

**WHEREAS**, the Administrator, Township Attorney and an in-house team reviewed the request for proposal received and recommend the awarding the contract for the Forest Stewardship Plan Inventory and Assessment Project; and

**WHEREAS**, the Chief Financial Officer has certified the availability of funds for this contract; and

**WHEREAS**, at the Township Committee meeting held on May 1, 2023, the Township Committee reviewed the recommendation for awarding the contract.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington hereby awards the contract for the Forest Stewardship Plan Inventory and Assessment Project to Paul Cowie and Associates in the amount of \$59,220.

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
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

**Attorney-Client Privilege / Executive Session Minutes / April 17, 2023**

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of April 17, 2023, for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded. Mr. Panico abstained since he was not present at that meeting.

**Potential Litigation / Affordable Housing**

Mayor Huelsebusch stated that this matter remains in Executive Session.

*The following matters were added to the Executive Session agenda:*

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

Mayor Huelsebusch stated that this matter remains in Executive Session.

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

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.*

Mr. Heller requested to remove *Item #1* from the Consent Agenda.

1. \* **APPROVAL OF MINUTES** of meeting of April 17, 2023
2. \* **Tax Lien Redemption**

The following resolution was offered for consideration:

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

**WHEREAS**, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 95, Lot 12.341 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 \$1,062.05, plus a premium paid in the amount of \$2,200.00, known as Tax Sale Certificate #2022-018, to the lienholder, Bala Partners, LLC.

3. \* **Tax Refunds Overpayment**

The following resolution was offered for consideration:

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

**WHEREAS**, the Readington Township Tax Collector has recommended the following refund of a property tax payment from 2023:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>AMOUNT</u>
19.01/12	Gaspar Ferrara	Duplicate Payment	\$3,061.89

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Treasurer is hereby authorized to refund the amount recommended.

4. \* **Application for Blue Light Permit (Charles Quintard)**
5. \* **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	3-01	\$ 10,955,656.27
SEWER UTILITY OP FUND	3-02	\$ 116,401.46
OTHER TRUST	X-03	\$ 23,806.58
PAYROLL DEDUCTIONS	X-06	\$ 181,805.09
2017 CAP IMPROVEMENTS	X-17	\$ 3,558.41
2018 CAP IMPROVEMENTS	X-18	\$ 3,836.17
2019 CAP IMPROVEMENTS	X-19	\$ 2,024.99
2020 CAP IMPROVEMENTS	X-20	\$ 4,567.03
2021 CAP IMPROVEMENTS	X-21	\$ 510,027.29
202-14 VARIOUS CAPITAL	X-22	\$ 18,812.78
2023 CAP IMPROVEMENTS	X-23	\$ 3,145.77
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 11,823,641.84</b>

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

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

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

John Broten inquired as to why the Township was acquiring property in Raritan Township and the purpose of the open space acquisition.

Jacqueline Hindle inquired about the deadline to approve a municipal budget and the implications should it not be adopted this evening.

**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.

**2023 Municipal Budget**

Chief Financial Officer Thomas Ferry and Township Administrator Richard Sheola gave a slide presentation on the 2023 Budget, highlighting an analysis of revenues, budget appropriations, 2022 actual levy and tax, 2023 estimated levy and tax and an analysis of the 2023 sewer budget.

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

John Broten spoke to the debt service and legal services, the salaries of the Mayor and Township Committee and further inquired on various increases and decreases of line items in the budget.

Bob Schoenfeld requested some clarification on the difference between bonds, notes and anticipation notes.

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

Adam Mueller read a statement regarding the Township's fiscal responsibility to serve the residents and the impact of increasing debt and rising taxes. Mr. Mueller stressed the need for a long-term capital improvement plan. Mr. Mueller further indicated that he would not vote to adopt the budget without a comprehensive analysis of the budget.

A **MOTION** was made by Mr. Panico 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:

**2023 Municipal Budget**

A **MOTION** was made by Mr. Heller to adopt the *2023 Municipal Budget*, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

The **MOTION** failed.

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

Clerk read by Title:

***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***

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 Mr. Mueller to close the Public Hearing and open the regular meeting, seconded by Mr. Panico with a vote of ayes all, nays none recorded.

Clerk read by Title:

***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***

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

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

***CORRESPONDENCE / OTHER INFORMATION***

1. Notice of Public Hearing dated April 13, 2023 from Aqua New Jersey, Inc. in the ***Matter of the Petition of Aqua New Jersey, Inc. For Approval to Defer Certain Costs Related to the Replacement of Lead Service Lines and Other Related Approvals.*** No action taken.
2. Letter dated April 18, 2023 from Township of Bedminster regarding ***An Ordinance Amending the Code of Ordinances to Repeal 13-605.2 Entitled "Flood Damage Protection"; to Adopt a New 13-605.2 Entitled "Flood Damage Protection"; to Adopt Flood Hazard Maps; to Designate a Floodplain Administrator; and Providing For Severability and Effective Date.*** No action taken.
3. Correspondence dated April 20, 2023 from F. Mitchell Ardman, PE., The Reynolds Group, in the matter of ***Camelot at Readington Urban Renewal, LLC Permit Applications. (Entire permit application is on file in Clerk's Office for review)*** No action taken.

4. Letter dated April 25, 2023 from Katherine Fullerton, AICP, PP, Supervising Planner of Hunterdon County Planning Board in the *Matter of Hunterdon County Board of County Commissioners Consideration Acceptance of the Hunterdon County Comprehensive Farmland Preservation Plan*. No action taken.
5. Letter dated April 19, 2023 from James Austin Meehan, Counsel for Jersey Central Power & Light Company in the *Matter of the Verified Petition of Jersey Central Power & Light Seeking Adjustments of Rider RRC-RGGI Recovery Charge*. No action taken.

**NEW BUSINESS**

1. ***Presentation of Deer Management Program***

Jason Giroud, member of the wildlife management subcommittee, gave a slide presentation on the 2023/24 deer management program. Mr. Giroud highlighted the following:

- Harvest Data Overview
- Program Recommendations including signage, quiet hours and three (3) additional properties which would include:

Bloy Farm Tract	Block 50,	Lot 13
Chamberlain Rd Backland	Block 52.01	Lot 13.90
Roosevelt Road	Block 55	Lots 19.91 & 1.92
- Community Outreach

Mr. Albanese stated that prior to a vote on the additional properties, and considering receiving the documentation late this afternoon, he would like time to review and visit the proposed properties. Mr. Mueller maintained that time is of the essence and the Township should move ahead with properties.

**A MOTION** was made by Mr. Mueller to approve moving forward with the additional three (3) properties, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

Mayor Huelsebusch stated that this should be tabled for now and revisited at the next meeting.

2. ***An Ordinance Authorizing the Acquisition of Certain Real Property known as Block 73, Lots 23.01 and 25 in the Township of Readington and Block 37, Lot 1 and Block 28, Lot 1 in Raritan Township, Hunterdon County and State of New Jersey from Beitz***

The following ordinance was offered for introduction:

***AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 IN THE TOWNSHIP OF READINGTON AND BLOCK 37, LOT 1 AND BLOCK 28, LOT 1 IN RARITAN TOWNSHIP, HUNTERDON COUNTY AND STATE OF NEW JERSEY FROM BEITZ AND APPROPRIATING THE SUM OF \$26,000 FROM THE OPEN SPACE TRUST FUND OF THE TOWNSHIP OF READINGTON***

***ORDINANCE #10-2023***

**WHEREAS**, there exists certain real property known as Block 73, Lots 23.01 and 25 on the official tax map of in the Township of Readington consisting of approximately 12.25+/- acres, and known as Block 28, Lot 1 and Block 37, Lot 1, consisting of 3.77+/- acres, which property is commonly known as 24 River Road, Flemington, NJ (hereinafter the "Property"), which Property is owned by Frank J. and Sita Beitz, and the Estate of Ruth E. Beitz (hereinafter referred to collectively as



**Ordinance #10-2023 cont'd:**

"Beitz"); and

**WHEREAS**, the Township of Readington (hereinafter the “Township”) has determined that there is a beneficial public interest in acquiring the Property and the riparian rights pertaining to it, for open space, conservation, passive recreation and/or other public purposes; and

**WHEREAS**, the Township is authorized pursuant to N.J.S.A. 40A:12-1, 12-4 and 12-5 et seq. to acquire the Property for public purposes; and

**WHEREAS**, the amount of \$ 26,000.00 is hereby authorized and appropriated from Readington Township's Open Space Trust Fund in order to fund the Township's share of the cost of acquiring the Property, which sum also includes advancements for certain acquisition costs and expenditures related to the purchase; and

**WHEREAS**, the remainder of the funding for this purchase is anticipated to come from a joint acquisition and funding agreement with grants/funding to be provided by certain non-profit conservation entities, adjacent Raritan Township, the County of Hunterdon, and the NJ Green Acres program; and

**WHEREAS**, in the interest of negotiating a timely and mutually acceptable voluntary transaction between the Township and the owner of the Property, the purchase price of the Property has been negotiated with the owner of the Property on the basis of fair market value; and

**WHEREAS**, the purchase is subject to and in accordance with the conditions set forth in the Agreement of Sale on file with the Township Clerk’s Office, and any agreed-upon amendments thereto, for the negotiated price of \$ 692,000.00, and, is further, contingent upon the consent and approval of all participating funding entities, and the successful completion of a funding agreement among the Township and the anticipated funding entities, and, if necessary, the assignment of this Agreement of Sale to one or more of those entities, in order to acquire the Property and provide the costs of closing.

**WHEREAS**, the transaction is subject to a satisfactory deed and other closing documents for the Property being submitted by the Sellers to the Township at closing of title on the Property.

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

**Section One.** For the reasons set forth above, Township Committee hereby authorizes the purchase of Block 73, Lots 23.01 and 25 on the official tax map of the Township of Readington, and Block 37, Lot 1 and Block 38, Lot 1 on the official tax map of the Township of Raritan, owned by Beitz for the purchase price of \$692,000.00, conditioned on the successful completion of a funding agreement among the Township and anticipated funding non-profit conservation partners, the County of Hunterdon, and the Township of Raritan, State of New Jersey Green Acres, and the receipt of the required funding necessary to complete the transaction, the adoption of any necessary funding ordinance(s), and the fulfillment of the terms of the Agreement of Sale, and any amendments thereto. In the event assignment of the Agreement of Sale to one or more funding partners is required in order for funding and acquisition to take place, the Township hereby authorizes same.

**Section Two.** The amount of \$ 26,000.00 is hereby authorized and appropriated from Readington Township's Open Space Trust Fund in order to partially fund the Township's share of the cost of acquiring the Property, which sum also includes advancements for certain acquisition costs and expenditures related to the purchase.

**Section Three.** The Mayor, Deputy Mayor, Administrator/ Clerk of the Township and Township Attorney are hereby authorized and directed to take all reasonable, necessary and lawful steps including execution of any and all necessary documents, toward the negotiated acquisition of said Property, in the manner and subject to the terms and conditions specified above and are further authorized and directed to make the aforesaid payment to the owners of the Property.

**Ordinance #10-2023 cont'd:**

Section Four. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Five. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

A **MOTION** was made by Mr. Panico 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
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for May 15, 2023 at 7:45 p.m.*

3. **Section 148-35 Limited Brewery Ordinance - memorandum from Ann Marie Lehberger, Planning Board Secretary**

The following ordinance was offered for introduction:

**AN ORDINANCE AMENDING CHAPTER 148 "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON "PERTAINING TO LIMITED BREWERIES**

**Ordinance #11-2023**

**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 Section 148-35 of Article V, "Conditional Uses, Exceptions, Modifications and Critical Areas", Chapter 148 of the Land Use Ordinance of the Township of Readington as follows (changes marked thus signify new language; changes marked ~~thus~~ signify deletions:

**SECTION I.** Section 148-35. Limited Brewery.

- A. Shall not utilize a plenary retail license (1c) for alcohol consumption with the limited brewery license;
- B. Shall be located upon a tract of land exclusively under the control of the brewery licensee;
- C. The brewery licensee shall be actively engaged in farming on, or on a tract directly adjacent to, the brewery premises;
- D. The brewery licensee shall grow and cultivate hops or other products on the farm used in the manufacturing of brewery products at the brewery;
- E. The brewery licensee shall hold no other brewery licenses within Readington Township;
- F. Shall not exceed 5,000 barrels of production per year. Production shall be demonstrated via documentation provided to the Township Clerk and Zoning Officer on an annual basis;
- G. Shall be located on a commercial farm;
- H. Shall be located on a contiguous tract at least 20 acres in area;
- I. The property upon which the brewery is located shall abut US Route 22 or US Route 202 and shall have direct vehicular access from such abutting highway;
- J. Shall have tasting room/areas;
- K. Brewery sales hours of operation: shall not extend outside of the hours of noon and 10:00 pm;
- L. Entertainment and media hours of operation. Other than background music, radio and television contained within the brewery building, all other forms of entertainment/media permitted by the license shall not occur outside the hours of noon and 9:00 p.m.;
- M. Outdoor beverage service. Sales and service of beverages is permitted outside within a fenced or walled enclosed area with such fence or wall having a minimum height of three feet, provided that such an area is delineated on an approved site plan;

*Ordinance #11-2023 cont'd:*

- N. **On-Premises Special Events. A Limited Brewery may conduct on-premises special events, as defined and by the New Jersey Alcohol Beverage Control Act, Title 33. These may be held indoors or outdoors. The maximum number of each category of event per calendar year is subject to the following limitations:** Outdoor on-premises special events (open to the general public) shall be subject to the following:
- (1) 25 Special Events**
  - (2) 52 Private Parties**
  - (3) 25 Social Affair Events**
- (1) Events that exceed 60 attendees shall be limited to six events per year, subject to Subsection P below;
- (2) Shall be located within a delineated area depicting the location and extent of the area that is be used for such events and which is shown on an approved site plan;
- (3) Shall not occur outside the hours of noon and 9:00 p.m.;
- (4) Off-street parking for special events shall not be permitted in areas other than those parking areas depicted on an approved site plan.
- O. **Outdoor Special Events with Amplified Sound. Outdoor, on-premises special events that include live, amplified music performance, amplified recorded music or broadcast music, a DJ appearance, or a live-televised championship sporting event shall be limited to no more than 16 events per calendar year. Notwithstanding the annual limit on such events, no more than four (4) such events are permitted per calendar month. The duration of each event shall be one day.** On-premises private parties and social affairs shall be subject to the following:
- (1) Events that exceed 60 attendees shall be limited to six events per year, subject to Subsection P below;
  - (2) Shall be located within a delineated area depicting the location and extent of the area that is be used for private parties and which is shown on an approved site plan. The site plan shall illustrate, in plan and details, the manner in which this area shall be segregated from the general public;
  - (3) If held outdoors, shall not occur outside the hours of noon and 9:00 p.m.;
  - (4) Off-street parking for private parties shall not be permitted in areas other than those parking areas depicted on an approved site plan.
- P. **Outdoor on-premises special events with amplified music only shall not occur outside the hours of noon and 9:00pm.** A maximum of six outdoor events with amplified music shall be permitted per year among the various described activities in Subsections L, N and O above;
- Q. **Off-street parking for on-premises special events shall not be permitted in areas other than those parking areas depicted on an approved site plan or as approved through a special event permit.**
- ~~QR.~~ On-premises special event notice: A copy of the notice required to be provided to the New Jersey Division of Alcoholic Beverage Control for an on-site special event shall be provided to the Township Clerk and Zoning Officer no less than 10 days prior to an event;
- ~~RS.~~ Entertainment notice: A copy of the notice required to be provided to the New Jersey Division of Alcoholic Beverage Control advising of the intent to have live music, DJ's, television programs, movies or sporting events shall be provided to the Township Clerk and Zoning Officer no less than 10 days prior to an event;
- ~~ST.~~ Compliance with maximum permissible sound levels: All activities, other than agricultural activities, shall comply with Chapter 158 Noise, of the Readington Township Code with respect to the maximum permissible sound levels.
- ~~TU.~~ Maximum floor area ratio for brewery buildings: .02. This is not in addition to the overall maximum permitted floor area ratio of 0.04;
- ~~UV.~~ Maximum building height for any buildings associated with brewery shall not exceed two stories and 30 feet;
- ~~VW.~~ Minimum building and off-street parking setback from street line or property line, excluding existing agricultural buildings: 100 feet;
- ~~WX.~~ Minimum street frontage on a street: 200 feet;
- ~~XY.~~ Minimum off-street parking shall be provided as follows:
- (1) One space for every three seats in tasting room/areas plus one space for every employee on the shift with the greatest census; plus
  - (2) One space for every 100 square feet of special event or private party space not accounted for in the calculation of the brewery/tasting room.

**Ordinance #11-2023 cont'd:**

- ~~YZ~~. Off-street parking screening: Parking for visitors, employees and commercial vehicles for the brewery shall be screened from public view and the view of any adjacent properties with a screen planting, berm, fence, wall or combination thereof, no less than four feet in height. This buffering shall be provided between the off-street parking areas and any lot line or street line. Where a building intervenes between a street line or property line to sufficiently buffer views of parking, such screening shall not be required;
- ~~ZAA~~. Outdoor storage: No outdoor storage, except for agricultural materials, supplies and equipment, shall occur on the property;
- ~~AABB~~. Refuse and recycling containers shall be enclosed within masonry enclosures with gates with a height sufficient to conceal all materials stored within;
- ~~BB~~ ~~CC~~. Lighting: Maximum height of any fixture shall be 14 feet; parking lot lights shall be turned off within two hours after the close of business;
- ~~CC~~ ~~DD~~. Permanent freestanding sign permitted: Not more than one permanent freestanding sign having a maximum permitted sign area of 64 square feet and a maximum permitted height of eight feet;
- ~~DD~~ ~~EE~~. Temporary freestanding sign permitted: Not more than one temporary sign having a maximum sign area of no more than 14 square feet and a maximum height of four feet. The maximum permitted duration for a temporary sign is 30 days;
- ~~EE~~ ~~FF~~. Building-mounted sign permitted: Not more than one building-mounted sign having a maximum sign area of 24 square feet and a maximum height of 15 feet;
- ~~FF~~ ~~GG~~. Major site plan approval is required.

**SECTION 2.** All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

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

**SECTION 4.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 5.** 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 6.** 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
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

*The Public Hearing was scheduled for June 5, 2023 at 7:45 p.m.*

4. ***Application for Special Events Permit / Morris Area Freewheelers Revolutionary Ramble Bicycle Event***

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

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

5. ***Application for Special Events Permit / Readington Brewery LLC Mai Fest***

A ***MOTION*** was made by Mr. Panico 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  
Mr. Panico -Aye  
Mayor Huelsebusch -Aye

6. ***Application for Special Events Permit / Schaefer Farms Folds of Honor***

A ***MOTION*** was made by Mr. Panico 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  
Mr. Panico -Aye  
Mayor Huelsebusch -Aye

7. ***Request to Hold Annual Coin Toss Fundraiser / Whitehouse Fire Company***

A ***MOTION*** was made by Mr. Heller to approve the coin toss fundraiser, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

8. ***Request from Hunterdon Land Trust Seeking Financial Support in the Amount of \$1,000***

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

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

9. ***Board of Adjustment 2022 Annual Report with Recommendations from the Planning Board***

A ***MOTION*** was made by Mr. Mueller to accept the Board of Adjustment 2022 Annual Report with recommendations, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

10. ***Resolution in Recognition of Kevin William Barnes Attaining Eagle Scout***

The following resolution was offered for consideration:

***#R-2023-81***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, Kevin William Barnes a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

***WHEREAS***, Eagle Scout Candidate Kevin William Barnes' Eagle Project involved creating Purple Heart parking spots for veterans who were wounded while serving in the military; and

***WHEREAS***, Kevin allocated seven (7) of the Purple Heart parking spots throughout Hunterdon County at various locations including stores, restaurants and the Hunterdon County Library; and

***WHEREAS***, Kevin's goal was to provide Purple Heart recipients a reserved parking spot when these locations are crowded; and

***WHEREAS***, this special benefit helps veterans by providing them with an ease of access to businesses and signifies the appreciation for their dedication and sacrifices to our country.

***WHEREAS***, the Eagle Scout is the highest rank of recognition offered in Scouting; and

***WHEREAS***, on May 20 , 2023, Kevin William Barnes successfully completed his Eagle Board Review, meeting all requirements for the Eagle Scout and is well deserving of this recognition.

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington hereby commends Eagle Scout Kevin William Barnes for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

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

11. ***Resolution in Recognition of Zachary Ghamin Attaining Eagle Scout***

The following resolution was offered for consideration:

**#R-2023-82**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Zachary Ghamin a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

**WHEREAS**, Eagle Scout Candidate Zachary Ghamin’s Eagle Project involved building two (2) new picnic tables and benches at the Center for Educational Advancement in Flemington; and

**WHEREAS**, Zachary replaced the old existing benches and tables located on the side yard at the Center; and

**WHEREAS**, the Center of Educational Development employs disabled adults who use the tables and benches for spring lunches and family movie nights and

**WHEREAS**, this project has special meaning to Zachary as he has a disabled family member and for him it was a great way to give back to something close to home, while benefitting those employed at the Center of Educational Development.

**WHEREAS**, the Eagle Scout is the highest rank of recognition offered in Scouting; and

**WHEREAS**, on May 7 , 2023, Zachary Ghanim successfully completed his Eagle Board Review, meeting all requirements for the Eagle Scout and is well deserving of this recognition.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends Eagle Scout Zachary Ghamin for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

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

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

12. ***Resolution Authorizing Being Officially Included in the Federal Highlands Boundary***

Mr. Heller requested additional information on the ramifications of adopting this resolution to the Township and potential imposed stipulations by the State in the foreseeable future. This matter was tabled at this time.

13. ***\* Application for Blue Light Permit (Charles Quintard)***

This matter was addressed under the Consent Agenda.

***ADMINISTRATOR’S REPORT***

Administrator Sheola reported that the Social Studies teacher at the Middle School has invited the Committee to participate in a forum with the students on May 18<sup>th</sup>.

***ATTORNEY’S REPORT***

Attorney Dragan stated that she had nothing further to report.

***ENGINEER’S REPORT***

Engineer O’Brien reported that the 2024 state aid application is due by July 1<sup>st</sup>. Engineer O’Brien further reported that they are looking to propose “Yield to Oncoming Traffic” signage on the Mountain Road bridge.

***COMMITTEE REPORTS***

**JOHN ALBANESE**

Mr. Albanese reported that Recreation and the Parade Committee are preparing for the Memorial Day Parade.

**JONATHAN HELLER**

Mr. Heller reported on the success of the Tree Give Away program and the two (2) new ambulances for the Whitehouse Rescue Squad. Mr. Heller also spoke to the shortage of volunteers in the East Whitehouse Fire Company.

**JUERGEN HUELSEBUSCH**

Mayor Huelsebusch requested the Committee to consider adopting an invasive species resolution.

The following resolution was offered for consideration:

***#R-2023-76***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, invasive species are considered the second greatest threat to biodiversity after outright habitat destruction, and

***WHEREAS***, New Jersey has been severely impacted by a wide variety of invasive species, causing harm to agricultural and natural lands, leading to economic and ecological losses, and

***WHEREAS***, the New Jersey Senate and New Jersey Assembly have introduced legislation to regulate invasive species and form the New Jersey Invasive Species Council to address mitigating invasive species impacts.

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

“We support the enactment of S2186/A3677 which Prohibits sale, distribution, or propagation of certain invasive plant species without permit from Department of Agriculture; establishes NJ Invasive Species Council.”

***AND BE IT FURTHER RESOLVED*** that copies of this Resolution shall be forwarded to all municipalities in Hunterdon County, the New Jersey League of Municipalities, Chairman of Senate Environment and Energy Committee, Bob Smith, and Chairman of Assembly Agriculture and Food Security, Roy Freiman.



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

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

**ADAM MUELLER**

Mr. Mueller reported on road and trail maintenance activities of the Department of Public Works.

**VINCENT PANICO**

Mr. Panico reported that he will be providing a draft ordinance permitting filming in the Township.

**COMMENTS FROM THE PUBLIC**

Renee Rao, Chair of Museums Committee, was opposed to permitting hunting on the Bouman Stickney property.

Tim Tedesco appeared before the Committee to request assistance to remedy a problem with the Township ejecting water onto his property and presented his solutions to address the problem.

Betty Ann Fort reminded some members of the Committee who voted against the budget, that they also voted to spend \$17,000 on Facebook.

Karen Firing and Linda Firing were present to discuss proposed work that was being done to address her ongoing concerns regarding the water and damage to her property as a result of the Ryland Developers subdivision. Ms. Firing presented photos of the existing conditions on her property after the recent rainstorms.

John Broten inquired about a \$5,000 bill from Gebhardt and Kiefer related to the Solberg litigation. Mr. Broten further commented on fire department volunteers and spoke in favor of the Facebook page.

**COMMENTS FROM THE GOVERNING BODY**

Mr. Heller asked for improved communication and shared information with all members of the Township Committee before decisions are made and procedures are put into place. Mr. Heller also spoke to the effort put forth in the budget planning process that took place prior to the public hearing on proposed budget. Mr. Heller further inquired about the merging of several departments into the Township Facebook page.

As there was no further business, A **MOTION** was made by Mr. Panico at 11:00 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*  
Municipal Clerk