

Award of Hunting Bid / Contract Negotiations “ “ “
(Block 25, Lot 50)

Executive Session Minutes..... Attorney-Client Privilege..... “ “ “
• August 7, 2023

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 7:40 p.m.

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

Executive Session:

Personnel / Police Interviews

Mayor Huelsebusch stated that this matter remains in Executive Session.

Potential Litigation / Personnel

Mayor Huelsebusch stated that this matter remains in Executive Session.

Personnel / Chief Financial Officer

The following resolution was offered for consideration:

#R-2023-149

RESOLUTION ACCEPTING RESIGNATION OF THOMAS FERRY AS CHIEF FINANCIAL OFFICER

WHEREAS, Thomas Ferry has performed his duties as Chief Financial Officer in a professional and courteous manner; and

WHEREAS, Thomas Ferry has tendered his resignation effective October 2, 2023; and

NOW THEREFORE BE IT RESOLVED, the Township Committee accepts, with regret, the resignation of Thomas Ferry and wishes him well in his new endeavors.

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

Personnel / Zoning

The following resolution was offered for consideration:

#R-2023-150

RESOLUTION APPOINTING ZONING & PROPERTY INSPECTOR - CZUBA

WHEREAS, the Department of Land Use & Development has identified a need for a part-time Zoning and Property Inspector; 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 Land Use & Development and Township Administrator, it is the recommendation to hire Christopher Czuba for the Department of Land Use & Development in accordance with the offer letter of August 8, 2023; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Christopher Czuba for the Department of Land Use & Development at an hourly rate of \$36.50, effective September 5, 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. 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

Contract Negotiations / Fox Hollow Golf Course (Block 15, Lot 28)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / James (Block 55, Lot 34)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Block 73, Lots 23.01 & 25

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Block 21, Lot 4 (520 Mountain Road)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Shared Services Agreement / Readington Board of Education

The following resolution was offered for consideration:

#R-2023-151

ENTERING INTO AN AGREEMENT WITH THE READINGTON TOWNSHIP BOARD OF EDUCATION FOR POLICE SERVICES

WHEREAS, there exists a need to provide police security services to the Readington Township Public Schools; and

WHEREAS, after productive deliberations and discussions, an agreement has been reached between the Readington Township Board of Education and the Township of Readington to provide up to four (4) Class II or Class III officers; and

WHEREAS, the attached Agreement specifically spells out the terms and conditions so negotiated and aligns with the Agreement to be approved by the Readington Township Board of Education at its meeting of September 12, 2023; and

NOW, THEREFORE BE IT RESOLVED by the Township Committee of Readington Township to approve the attached Agreement as defined.

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

Contract Negotiations / Shared Services Agreement / Fire Prevention Services & Fire Subcode Official

The following resolution was offered for consideration:

#R-2023-152

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWNSHIP OF READINGTON TO EXECUTE A MUNICIPAL SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF RARITAN FOR THE PROVISION OF A FIRE OFFICIAL AND FIRE INSPECTION SERVICES

WHEREAS, The Township of Raritan has been has provided through a temporary Municipal Shared Service agreement the provisioning of a Fire Official and fire Inspection services to Readington Township since December 2022; and

WHEREAS, the Township of Readington has a duty and responsibility under the New Jersey Uniform Fire Code (N.J.A.C. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.) to provide a Fire Official and Fire Inspection services to its residents; and

WHEREAS, the Township of Readington and the Township of Raritan have discussed and negotiated the terms upon which the Township of Readington would receive the necessary Fire Official and Fire Inspection services; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A 40A:65-1 et seq.) permits and provides for a mechanism for contracting between local units by entry into a shared services agreement; and

Resolution #R-2023-152 cont'd:

WHEREAS, the Township of Readington and the Township of Raritan wish to enter into a shared services agreement for fire prevention services as required and set forth in the New Jersey Uniform Fire Code (N.J.A.C. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.); and

WHEREAS, the Township of Readington and Township of Raritan agree that their mutual public purposes and best interests will be promoted and that it makes financial sense for the parties hereto to enter into a shared services agreement for these services; and

WHEREAS, the Township of Readington has adopted Ordinance #19-2023 naming Raritan Township as the Local Enforcement Agency and adopting the applicable Raritan Township Fire Prevention ordinances; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township of Readington to enter into the shared services agreement with the Township of Raritan for the provision of the fire prevention services as required and set forth in the New Jersey Uniform Fire Code (N.J.A.C. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.)

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

1. The Township is authorized to enter into a shared services agreement with the Township of Raritan for the provision of fire prevention services to provide a Fire Official and Fire Inspection services, as required and set forth in the New Jersey Uniform Fire Code (N.J.A.C. 5:70 et seq.) and Uniform Fire Safety Act (N.J.S.A. 52:27D-192 et seq.).
2. The Mayor and Township Clerk are hereby authorized to sign and execute the Shared Services Agreement with the Township of Raritan.
3. The Township Clerk is directed to provide a copy of this Resolution to the Township of Raritan.
4. The Township Fire Official, Fire Inspector and other appropriate official is authorized to take the necessary action to effectuate the Shared Services Agreement authorized in this Resolution.
5. This Resolution shall take effect immediately upon the approval and or acceptance by the New Jersey Department of Community Affairs.

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

The following resolution was offered for consideration:

#R-2023-153

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWNSHIP OF READINGTON TO EXECUTE A MUNICIPAL SHARED SERVICE AGREEMENT WITH THE TOWNSHIP OF RARITAN FOR THE PROVISION OF A FIRE SUB-CODE OFFICIAL

WHEREAS, The Township of Raritan has been has provided through a temporary Municipal Shared Service agreement the provisioning of a Fire Sub-Code Official and such services to Readington Township since December 2022; and

WHEREAS, the Township of Readington has a duty and responsibility under the New Jersey Uniform Construction Code (N.J.A.C. 5:23 et seq.) to provide a Fire Sub-Code Official and related Fire Sub-Code Inspections; and

Resolution #R-2023-153 cont'd:

WHEREAS, the Township of Readington and the Township of Raritan have discussed and negotiated the terms upon which the Township of Readington would receive the necessary Fire Sub-Code Official and related services; and

WHEREAS, the Uniform Shared Services and Consolidation Act (N.J.S.A 40A:65-1 et seq.) permits and provides for a mechanism for contracting between local units by entry into a shared services agreement; and

WHEREAS, the Township of Readington and the Township of Raritan wish to enter into a shared services agreement for fire prevention services as required and set forth in the New Jersey Uniform Construction Code (N.J.A.C. 5:23 et seq.) and

WHEREAS, the Township of Readington and Township of Raritan agree that their mutual public purposes and best interests will be promoted and that it makes financial sense for the parties hereto to enter into a shared services agreement for these services; and

WHEREAS, the Township Committee finds it to be in the best interest of the Township of Readington to enter into the shared services agreement with the Township of Raritan for the provision of a Fire Sub-Code Official and related duties as required and set forth in the New Jersey Uniform Construction Code (N.J.A.C. 5:23 et seq.)

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

1. The Township is authorized to enter into a shared services agreement with the Township of Raritan for the provision of a Fire Sub-Code Official and related duties as required and set forth in the New Jersey Uniform Construction Code (N.J.A.C. 5:23 et seq.)
2. The Mayor and Township Clerk are hereby authorized to sign and execute the Shared Services Agreement with the Township of Raritan.
3. The Township Clerk is directed to provide a copy of this Resolution to the Township of Raritan.
4. The Township Construction Official, Fire Sub-Code Official and other appropriate official is authorized to take the necessary action to effectuate the Shared Services Agreement authorized in this Resolution.
5. This Resolution shall take effect immediately upon the approval and or acceptance by the New Jersey Department of Community Affairs.

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

Contract Negotiations / Award of Hunting Bid (Block 25, Lot 50)

The following resolution was offered for consideration:

#R-2023-154

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2023-2024 season on Block 25, Lot 50 (Dreahook Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

Resolution #R-2023-154 cont'd:

WHEREAS, on June 27, 2023 the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were three (3); and

WHEREAS, upon review of the bids, the Administrator determined that the highest bid offered, \$4,452.00 was from 7 Point Pines Hunt Club (hereinafter “7 Pt. Pines”); and

WHEREAS, after due consideration, 7 Pt. Pines declined to accept the property and the Readington Township Committee publicly readvertised for hunting bids on this property.

WHEREAS, on August 23, 2023 the Township Administrator/QPA conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

Resolution #R-2023-154 cont'd:

WHEREAS, upon review of the bids, the Administrator determined that the highest bid offered, \$525.00 was from Double O Rod and Gun Club (hereinafter “Double O”); and

WHEREAS, upon review, the Township Attorney found that the bid from Double O, the highest bidder in the amount of \$525.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Double O, in the amount of \$525.00 for hunting game on Block 25, Lot 50 during the 2023-2024 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Attorney-Client Privilege / Executive Session Minutes / August 7, 2023

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of August 7, 2023, for content only, seconded by Mr. Panico with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Huelsebusch stated that this matter remains in Executive Session.

Litigation / 388 Realty Holdings

Mayor Huelsebusch stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Huelsebusch read the following statement:

All items listed with an asterisk “” are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

1. * **APPROVAL OF MINUTES** of meeting of August 7th and August 15th (2023)
2. * **Tax Lien Redemption**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 21.06, Lot 302.05 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 \$5,590.79, plus a premium paid in the amount of \$9,000.00, known as Tax Sale Certificate #2022-001, to the lienholder, Bala Partners, LLC.

3. * **Tax Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

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>
36/49.098	CoreLogic	Duplicate Payment	\$6,840.57

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

4. * **Release of Hunting Security Deposit / Triple A Bow and Gun (Block 53.01, Lot 14.06)**

5. * *Change Order / Bouman Stickney Roof*

The following resolution was offered for consideration:

#R-2023-155

RESOLUTION AUTHORIZING CHANGE ORDER TO REPLACE ROOF AT BOUMAN-STICKNEY HOUSE

WHEREAS, the Township awarded a contract to replace the roof at Bouman Stickney House to Pravco on October 17, 2022; and

WHEREAS, the roof is completed within budget; and

WHEREAS, there is a need for a Change Order to install and certify a lightning rod and certification in the amount of \$600.00; and

WHEREAS, after consultation with the project Architect, it is the opinion of both the Architect and the Township Administrator to recommend Change Order #1 to Pravco; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to authorize Change Order #1 to Pravco in the amount of \$600.00.

6. * *Release of Police Escrow / Fiddler's Elbow*

7. * *Special Items of Revenue and Appropriation in the 2023 Budget Pursuant to N.J.S.A. 40A:4-87*

The following resolution was offered for consideration:

#R-2023-156

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2023 BUDGET
PURSUANT TO N.J.S.A. 40A:4-87**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

WHEREAS, the Township of Readington received the sum of \$19,413.01 from various grants as listed below, and wishes to amend its 2023 budget to include that amount as revenues.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2023 in the sum of \$19,413.01, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Alcohol Education and Rehabilitation Fund	\$ 4,413.01
Stormwater Assistance Grant	\$ 15,000.00

Resolution #R-2023-156 cont'd:

BE IT FURTHER RESOLVED that a like sum of \$19,413.01 be and the same is hereby appropriated under the caption of the following:

Alcohol Education and Rehabilitation Fund	\$ 4,413.01
Stormwater Assistance Grant	\$ 15,000.00

8. * **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>
SEWER UTILITY OP FUND	2-02	\$ 1,649.34
GENERAL	3-01	\$ 11,987,306.51
SEWER UTILITY OP FUND	3-02	\$ 123,785.51
OTHER TRUST	X-03	\$ 391,758.37
MISC REFUND, COUNTY		
TAX, LIENS	X-05	\$ 1,006,641.73
PAYROLL DEDUCTIONS	X-06	\$ 491,562.13
2021 CAP IMPROVEMENTS	X-21	\$ 911.00
TOTAL OF ALL FUNDS		\$ 14,003,614.59

A **MOTION** was made by Mr. Albanese to approve the Consent Agenda, 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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Lisa Routel inquired about the proposed pathway lighting at Summer Road Park.

PUBLIC HEARING

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

Clerk read by Title:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING TOWNSHIP CODE CHAPTER 123, ARTICLE 1 UNIFORM FIRE SAFETY STANDARDS TO ESTABLISH A DESIGNATED LOCAL ENFORCING AGENCY RESPONSIBLE FOR THE ENFORCEMENT OF THE NEW JERSEY UNIFORM FIRE CODE

ORDINANCE #19-2023

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. Panico 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, COUNTY OF HUNTERDON,
STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING TOWNSHIP CODE
CHAPTER 123, ARTICLE 1 UNIFORM FIRE SAFETY STANDARDS TO ESTABLISH A
DESIGNATED LOCAL ENFORCING AGENCY RESPONSIBLE FOR THE ENFORCEMENT
OF THE NEW JERSEY UNIFORM FIRE CODE***

ORDINANCE #19-2023

A ***MOTION*** was made by Mr. Mueller to adopt this ordinance, 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

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

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 65 “ALARMS” OF THE CODE OF THE TOWNSHIP
OF READNGTON***

Ordinance #20-2023

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

Mr. Albanese expressed concern on the timing relative to the submission of the written report filed by the property owner/or alarm company for false alarms. The Committee discussed amending the time allowed for the property owner to respond to *within 10 days* of the issuance of a summons for the false alarm.

Mr. Heller expressed concern about home inspections by the police chief.

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

There were none.

A ***MOTION*** was made by Mr. Heller 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 CHAPTER 65 “ALARMS” OF THE CODE OF THE TOWNSHIP
OF READNGTON***

Ordinance #20-2023

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

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

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

Clerk read by Title:

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF READINGTON TO ESTABLISH REQUIREMENTS GOVERNING THE STORAGE OF SALT AND OTHER SOLID DE-ICING MATERIALS ON PRIVATELY OWNED PROPERTY IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

Ordinance #21-2023

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

Mr. Panico inquired as to the benefits of the Tier A Permit.

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

There were none.

A **MOTION** was made by Mr. Albanese 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 THE CODE OF THE TOWNSHIP OF READINGTON TO ESTABLISH REQUIREMENTS GOVERNING THE STORAGE OF SALT AND OTHER SOLID DE-ICING MATERIALS ON PRIVATELY OWNED PROPERTY IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

Ordinance #21-2023

A **MOTION** was made by Mr. Mueller to adopt this ordinance, 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

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

Clerk read by Title:

AN ORDINANCE AMENDING CHAPTER 65 "ALARMS" OF THE CODE OF THE TOWNSHIP AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING CHAPTER 225 OF THE CODE OF READINGTON TOWNSHIP ENTITLED " VEHICLES AND TRAFFIC"

Ordinance #22-2023

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. Panico 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 AMENDING CHAPTER 225 OF THE CODE OF READINGTON TOWNSHIP ENTITLED " VEHICLES AND TRAFFIC"

Ordinance #22-2023

A **MOTION** was made by Mr. Panico to adopt this ordinance, 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

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Public Hearings from Elizabethtown Gas Company in the matter of ***Petitions of Elizabethtown Gas Company filed with the New Jersey Board of Public Utilities to Effectuate Changes to the following rates, 1) Basic Gas Supply Service (BGSS) and Conservation Incentive Program (CIP), 2) Infrastructure Investment Program (IIP) and 3) Universal Service Fund & Lifeline Program (USF/LL).*** No action taken.
2. Letters dated August 9, 2023 from Jenn Ader, Municipal Clerk, Township of Tewksbury, in the matter of ***1) An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Vacating a Portion of Barklow Drive, 2) An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 9, Public Peace, Morals and Welfare, Chapter 9.24, Private Storm Drain Inlet Retrofitting, of the Township Code of Ordinances, 3) An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 9, Public Peace, Morals and Welfare, Chapter 9.26, Illicit Connection, of the Township Code of Ordinances 4) An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Title 9, Public Peace, Morals and Welfare, Chapter 9.22, Privately-Owned Salt Storage, of the Township Code of Ordinances.*** No action taken.
3. Letter dated August 29, 2023 from Tara Shepherd, Executive Director, Go Hunterdon, regarding ***the installation of a memorial bench at the Readington Township Library in memory of Ron Monaco.*** No action taken.
4. Letter dated August 21, 2023 from James Austin Meehan, Counsel for Jersey Central Power & Light Company, in ***the Matter of the Provision of Basic Generation Service for the Period Beginning June 1, 2024.*** No action taken.

OLD BUSINESS

1. ***Resolution - Authorizing Purchase of Pathway Lighting - discussion***

Deputy Mayor Mueller and Mr. Panico expressed concern with regard to the cost of the pathway lighting. Mr. Albanese explained that the new proposed lights are higher and safer. Deputy Mayor Mueller stated that he would like to see a full lighting plan. Mayor Huelsebusch spoke to some of the neighbor's concerns relative to the lighting. Mr. Albanese stated that he will take the Committee's feedback back to the recreation committee to see if they can come up with an alternative plan.

NEW BUSINESS

1. ***Bond Ordinance Reappropriating \$74,170 Proceeds of Obligations Not Needed for their Original Purpose in order to Provide for Municipal Improvements to the Heating, Ventilation and Air Conditioning Unit in and by the Township of Readington, in the County of Hunterdon, New Jersey***

The following ordinance was offered for introduction:

BOND ORDINANCE REAPPROPRIATING \$74,170 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR MUNICIPAL IMPROVEMENTS TO THE HEATING, VENTILATION AND AIR CONDITIONING UNIT IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #23-2023

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. Pursuant to N.J.S.A. 40A:2-39, it is hereby determined that \$74,170 of the proceeds of obligations originally made available pursuant to Section 3(d) of Bond Ordinance #20-2020 of the Township of Readington, in the County of Hunterdon, New Jersey (the “Township”), finally adopted June 15, 2020, is no longer necessary for the purpose of roof repairs to the Municipal Building, for which the obligations previously were authorized.

Section 2. The \$74,170 described in Section 1 and made available pursuant to N.J.S.A. 40A:2-39 is hereby reappropriated to provide for municipal improvements to the heating, ventilation and air conditioning unit, including all work and materials necessary therefor and incidental thereto.

Section 3. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 4. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

The Public Hearing was scheduled for October 2, 2023 at 7:45 p.m.

2. *Amendment to the Capital Budget*

A **MOTION** was made by Mr. Albanese to approve the amendment to the capital budget, 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

3. *An Ordinance of the Township of Readington Amending Chapter 148 "Land Development" of the Code of Readington Township with Respect to Fences and Walls*

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 148 "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON WITH RESPECT TO FENCES AND WALLS

Ordinance # 24-2023

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 Chapter 148, Article VI of the Land Use Ordinance of the Township of Readington, entitled "General Provisions" (additions are underlined thus; deletions are indicated ~~thus~~):

SECTION 1. Section 148-52 Fences and walls

B. On any lot in any district, no wall or fence shall be erected or altered so that said wall or fence shall be over four feet in height in ~~side and~~ front yards and seven feet in height in side and rear yards with the following provisions and exceptions:

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 is subject to review and recommendation of the Readington Township Planning Board in accordance with N.J.S.A. 40:55D-26 and N.J.S.A.40:55D-64 for consistency with the Master Plan. Pursuant to N.J.S.A. 40:55D-15, the Clerk shall provide the required notice and a copy of the proposed ordinance to the Hunterdon County Planning Board and to the Clerks of all adjoining municipalities and any other required recipients at least 10 days prior to the date of the public hearing.

SECTION 7. 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. Panico to introduce this ordinance, 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

The Public Hearing was scheduled for October 2, 2023 at 7:45 p.m.

4. ***An Ordinance Amending Chapter 148 Entitled "Land Development" of the Code of the Township of Readington Land Use Volume Pertaining to Bamboo Plantings and Other Invasive Plant Species***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME PERTAINING TO BAMBOO PLANTINGS AND OTHER INVASIVE PLANT SPECIES

Ordinance # 25-2023

BE IT ORDAINED by the Mayor and 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 of the Township of Readington (new language is underlined thus; deleted language is represented by strike through ~~thus~~):

SECTION 1. The following language shall be added to Sec. 148-6 Prohibited uses.

m. Any plantings of bamboo after the date of the adoption of this ordinance amendment are prohibited. For bamboo plantings existing prior to the adoption date of this ordinance amendment, the property owner is responsible for growth that may encroach over property lines, or harm or destroy structures, or other site improvements on neighboring properties, and the removal of same, including the complete removal of all bamboo stands, if deemed necessary by the Township, as well as the required site restoration.

SECTION 2. Article II, Section 148-9 Definitions is hereby amended to add the following:

NUISANCE FACTORS -

A. An offensive, annoying, unpleasant or obnoxious thing or practice, a cause or source of annoyance, especially a continuing or repeating invasion or disturbance of another's rights, including the actual or potential emanation of any physical characteristics of activity or use across a property line which can be perceived by or affect a human being or the generation of an excessive or concentrated movement of people or things or any other characteristics detrimental to the values or use of an adjacent property, such, but not limited to:

(20) Any adverse effect causing degradation or damage to nearby property caused by planting those species contained on the Township's list of exotic and invasive planting species as found in Table 3-1, Attachment 148-5, as same may be amended and/or renumbered from time to time.

Ordinance #25-2023 cont'd:

SECTION 3. 148 Attachment 5, Table 3-1 entitled "Exotic and Invasive Plant Species" is hereby amended to add the following:

Herbaceous Plants

Common Name: Bamboo

Botanical Name: Bambusa spp and other plants within the Bamusoidaeo

SECTION 4. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 5. All sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 6. Any and all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 7. 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 8. 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. Panico to introduce this ordinance, 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

The Public Hearing was scheduled for October 2, 2023 at 7:45 p.m.

5. Recommendations from the Sewer Advisory Committee / ING Distillery (Block 24, Lot 13)

The following resolution was offered for consideration:

#R-2023-157

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Peter Deane ("Deane" or "applicant") is the contract purchaser of real property known and designated as Block 24, Lot 13 in the Township of Readington, Hunterdon County, New Jersey, which property was merged with Block 24, Lot 10 in January, 2023, and is now known as Block 24, Lot 13 and consists of 1.47+/- acres in the "B" Zone (the "Property"), and

WHEREAS, the Property has an address of 101 Main Street (formerly 101 and 103 Main Street) in the Township; and

Resolution #R-2023-157 cont'd:

WHEREAS, Block 24, Lot 13, has an existing sewer connection and before the merger, was being billed for 350 gpd sewerage capacity and continues to hold such capacity, but Block 24, Lot 10 does not have any capacity assigned to it; and

WHEREAS, applicant appeared before the Township's Sewer Advisory Committee on August 29, 2023, on behalf of Ing Distillery with a proposal to develop the Property for a distillery and to use the existing sewer capacity for the discharge of wastewater for the distillery component of the project and to install a septic system sized for less than 2,000 gpd to serve the remainder of the development (the "proposed wastewater project"); and

WHEREAS, applicant acknowledged that Board of Health and Hunterdon County Health Department approval was necessary for the septic system, and that NJDEP would have to approve the dual use of septic and sewerage on the property, as well as the Township; and

WHEREAS, applicant also acknowledged that the proposed distillery use and site plan are subject to the appropriate application(s) being made, and approvals obtained from, the Readington Township Board of Adjustment and/or Planning Board, as applicable.

WHEREAS, the Township Committee has received a memorandum dated August 29, 2023 from the Sewer Advisory Committee recommending the proposed wastewater project with the following conditions:

1. The sewer usage by the distillery should be metered and quarterly reports provided to the Township Committee and the Township Engineer; and

WHEREAS, the Township Committee agrees with the recommendation of the Sewer Advisory Committee, provided the applicant receives all required approvals from the Board of Health, Hunterdon County Health Department and NJ DEP, and all other governmental entities and agencies having jurisdiction thereof, as applicable.

THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that it hereby consents to applicant's proposed wastewater project for Block 24, Lot 13 in the Township, specifically that the 350 gpd allocation may be used for sewerage usage by the distillery and that the remainder of the development may be served by a septic system less than 2,000 gpd, subject to the following conditions:

1. The sewer usage by the distillery shall be metered and quarterly reports provided to the Township Committee and the Township Engineer.

2. Applicant shall obtain any required approvals from NJDEP for the dual sewer and septic use, Hunterdon County Health Department, Readington Township Board of Health, and any and all other required governmental agencies or entities (including Board of Adjustment or Planning Board) having jurisdiction thereof, and provide same to the Township;

3. This consent is not intended to extend to any other real property than the Block 24, Lot 13.

4. Any future assignment or different use of the aforesaid sewer capacity must first come through the Sewer Advisory Committee for recommendation and then the Township Committee for approval, in accordance with Township ordinances.

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

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

6. *Application for Special Events Permit / Readington Brewery LLC / Live Music Events*

A **MOTION** was made by Mr. Mueller to approve the special event permit, 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

7. *Application for Special Events Permit / Schaefer Farms / Festival Tico NJ*

A **MOTION** was made by Mr. Albanese to approve the special event permit, 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

8. *Application for Special Events Permit / Schaefer Farms / Fall Family Fun and Pumpkin Picking Festival*

A **MOTION** was made by Mr. Mueller to approve the special event permit, 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

9. *Application for Special Events Permit / Doyle's Farm / Fall Festivals*

A **MOTION** was made by Mr. Mueller to approve the special event permit, 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

10. *Application for Special Events Permit / Ready Set Go Adventures (Jersey Gravel Grinder Deux)*

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
Mr. Panico - Aye
Mayor Huelsebusch - Aye

ADMINISTRATOR'S REPORT

Administrator Sheola spoke to the proposed revised special event application process.

Administrator Sheola reported that he received a letter from Ken Staats, Chief Operating Officer, Festival of Ballooning, requesting to lessen the fees for the fire inspections during the balloon festival. The Committee concurred that the inspections are needed for public safety and the organizer should be responsible for the additional cost incurred.

Administrator Sheola continued that they are doing an evaluation of the township roads as part of the capital improvement plan and received an estimate from Van Cleef Engineering in the amount of \$8,500 for the work.

A ***MOTION*** was made by Mr. Heller to approve the expenditure not to exceed \$8,500 for Van Cleef Engineering to conduct the road inspections, 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

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that Toll Brothers completed the stormwater runoff mitigation with The Farm property.

Engineer O'Brien further reported that twelve (12) points of public education are required for the Tier A Permit and he is working with the Administrator on a sump pump clearance ordinance.

Engineer O'Brien continued that the 17 James Street property subdivision map will be revised due to an error, and he will follow up with the County on the status of the Lamington Road culvert.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mayor Huelsebusch spoke to the recent acquisition and preservation of the Rockafellow's Mill dam site. Mayor Huelsebusch also announced the next Open Space walk will take place on Holland Brook Headquarters Natural Area.

ADAM MUELLER

Deputy Mayor Mueller gave an update on the chip seal program on the Township roads.

VINCENT PANICO

Mr. Panico reported that he and Deputy Mayor Mueller participated in a ride along with the police and commended them for their outstanding work.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE GOVERNING BODY

Mr. Albanese announced the passing of longtime township residents and volunteers Paul Sauerland and Raymond Edgar Smith.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 9:15 p.m. to adjourn the meeting, seconded by Mr. Mueller with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk