

**READINGTON TOWNSHIP COMMITTEE
MEETING – March 18, 2024**

Mayor Mueller *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 A. Mueller, Deputy Mayor V. Panico, Mr. J. Albanese, Mr. J. Heller, and Mr. J. Huelsebusch

ALSO PRESENT: Administrator R. Sheola, Municipal Clerk K. Parker, Attorney C. Corsini

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-6 *et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

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

- The public shall be excluded from discussion of and action upon the specified subject matter as set forth in the following Exhibit “A.”

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
MOU (Director of Public Works)	Contract Negotiations	Certain information at the discretion of Township Committee tonight.... Other Information will remain confidential
Teamsters Local 469 (Grievance)	Contract Negotiations	“ “ “
Award of First Response Utility Vehicle Bid..	Contract Negotiations	“ “ “
Darts Mill Lease	Contract Negotiations	“ “ “
Portion of Block 94, Lot 7	Contract Negotiations	“ “ “
Block 13, Lot 24 (James).	Contract Negotiations	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• March 4, 2024		
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.”

- 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 Mueller led those present in the *Salute to the Flag*.

Executive Session:

Contract Negotiations / Memorandum of Understanding (Director of Public Safety)

A **MOTION** was made by Mr. Panico to approve the Memorandum of Understanding with the Director of Public Safety, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Teamsters Local 469 (Grievance)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Award of First Response Utility Vehicle Bid

The following resolution was offered for consideration:

#R-2024-66

RESOLUTION AWARDING BID OF EMERGENCY RESPONSE VEHICLE

WHEREAS, the Readington Township Committee funded an Emergency Response Vehicle in the 2023 Capital Budget; and

WHEREAS, the Township Administrator in conjunction with Whitehouse Rescue prepared specifications and publicly advertised for said vehicle; and

WHEREAS, Ciocca, FMFL, Inc., Flemington NJ was the sole bidder for said vehicle; and

WHEREAS, the bid is in the amount of \$122,783.00; and

WHEREAS, the bid documents have been reviewed and approved by the Township Attorney's Office for compliance; and

WHEREAS, Whitehouse Rescue and the Township Administrator/QPA recommend this purchase; and

WHEREAS, the Governing Body budgeted for this vehicle in the 2023 Capital Budget and funded in Ordinance #13-2023; and

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Readington Township hereby awards the contract to provide the Emergency Response Vehicle as per their bid to Ciocca, FMFL, Inc; and

BE IT FURTHER RESOLVED that the Chief Financial Officer Certifies that funds are available for this purchase in the budget line listed above.

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

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

Contract Negotiations / Darts Mill Lease

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Portion of Block 94, Lot 7

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Block 55, Lot 34 (James)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Verano (Cannabis License)

A **MOTION** was made by Mr. Panico to amend the agenda to move this item to New Business, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Contract Negotiations / Aurora Environmental (Emergency Repairs – DPW site)

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege/ Executive Session Minutes/ March 4, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of March 4, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Mueller 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 Panico requested the removal of *Item # 5* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meetings of March 4, 2024
2. * **Request for Refund for Annual Food Permit Application**
3. * **Request for Release of Board of Health Escrow / Block 91, Lot 38.01**
4. * **Request for Release of Board of Health Escrow / Block 51.03, Lot 5.01**

5. * *Resolution Authorizing the Application for a Historic Preservation Grant for the Taylor's Mill Project*

The following resolution was offered for consideration:

#R-2024-67

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Hunterdon County Board of County Commissioners has approved an Open Space, Recreation, Farmland and Historic Preservation Trust Fund and established a Historic Preservation Grant Program to provide County funds in connection with the acquisition of historic properties and the preservation of historic properties, buildings, structures facilities, sites, areas, or objects, in Hunterdon County; and

WHEREAS, the Township of Readington desires to further the public interest by obtaining funding in the amount of \$ 6,430.07 from the County of Hunterdon to fund a portion of the following historic preservation project:

Taylor's Mill Historic District Preservation Plan

at a cost of	\$45,720.30
Municipal 11%	5,000.00
County 14%	6,430.07
NJHT 75%	34,290.23

requested grant

NOW, THEREFORE, the Township Committee of the Township of Readington resolves that Mayor is hereby authorized to:

- (a) make application for such Historic Preservation Grant Funds,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above named applicant; and

WHEREAS, the County of Hunterdon shall determine if the application is complete and in conformance with the scope and intent of the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan, adopted County Commissioners Board Policies and the Procedures Manual for the Historic Preservation Grant Program adopted thereto, and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the County funds in accordance with such adopted Policies and Procedures, and rules, regulations, and applicable statutes;

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

1. That the Mayor of the above named body or board is hereby authorized to execute any documents and agreements with the County of Hunterdon known as Taylor's Mill Historic District Preservation Plan;
2. That the applicant has its share of funds, if required, in the amount of \$5,000.00
3. That, in the event the County of Hunterdon's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

6. * *Certificates of Exemption (New Jersey State Firemen's Association)*

Nicholas Downing (Whitehouse Fire)
Todd Franzen (Whitehouse Fire)
Nicholas D'aniello (Whitehouse Fire)
Andrew Hill (Whitehouse Fire)
Elaine Apgar (East Whitehouse Fire)
David Plennert (Three Bridges Fire)
Jeffrey Lau (Three Bridges Fire)
Adam Cesario (Three Bridges Fire)
Thomas Clarke (Readington Fire)
Matthew Hoffman (Readington Fire)
William Apsley (Readington Fire)
Jonathan Mahler (Readington Fire)
Nicholas Magos (Readington Fire)
Joseph Caiazzo (Readington Fire)

7. * *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 13, Lot 17 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 \$86,549.14, plus a premium paid in the amount of \$30,100.00, known as Tax Sale Certificate #2020-002, to the lienholder, Christiana T C/F CE1/Firsttrust.

8. * *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 21.04, Lot 212.04 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 \$3,545.53, plus a premium paid in the amount of \$200.00, known as Tax Sale Certificate #2020-006, to the lienholder, Pro Cap 8 FBO Firsttrust Bank.

9. * *Sewer Refund*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the Readington Township Sewer Collector has recommended the following refund of a sewer payment from 2024:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>AMOUNT</u>
95/12.266	Jason M. Cramer	Duplicate Payment	\$115.00

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

10. **Payment of Bills* – (Complete bill list is on file in Clerk’s Office)

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
GENERAL	3-01	\$ 20,745.65
GENERAL	4-01	\$ 539,772.46
SEWER UTILITY OP FUND	4-02	\$ 12,091.05
GENERAL	G-01	\$ 2,683.25
OTHER TRUST	X-03	\$ 32,519.07
PAYROLL DEDUCTIONS	X-06	\$ 46,448.51
2023 CAP IMPROVEMENTS	X-23	\$ 12,495.49
TOTAL OF ALL FUNDS		\$ 666,755.48

A MOTION was made by Mr. Panico to approve the Consent Agenda (*with the removal of item#5*), seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were no comments from the public.

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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING CHAPTER 43-108 ET SEQ. TO PROVIDE FOR RATES OF COMPENSATION FOR POLICE OFFICERS WORKING SPECIAL EVENTS IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

ORDINANCE #08-2024

Mayor Mueller asked if there were any comments from the governing body

There were no comments

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

There were no comments.

A **MOTION** was made by Mr. Panico to close the Public Hearing and open the regular meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING CHAPTER 43-108 ET SEQ. TO PROVIDE FOR RATES OF COMPENSATION FOR POLICE OFFICERS WORKING SPECIAL EVENTS IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

ORDINANCE #08-2024

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

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

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

Clerk read by Title:

ORDINANCE REAPPROPRIATING \$21,332 FROM THE CAPITAL IMPROVEMENT FUND IN ORDER TO PROVIDE FOR THE ACQUISITION OF A BREATHALYZER IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #09-2024

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

There were none.

Mayor Mueller 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

ORDINANCE REAPPROPRIATING \$21,332 FROM THE CAPITAL IMPROVEMENT FUND IN ORDER TO PROVIDE FOR THE ACQUISITION OF A BREATHALYZER IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #09-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated March 6, 2024 from Donna Kukla, Township Clerk of Raritan Township, regarding **An Ordinance of the Township of Raritan Amending Section 296-140 Entitled "Building and Use Regulations" of Chapter 296 Entitled "Land Development" of the Code of the Township of Raritan to Update the Regulation of Accessory Uses with Regard to Flag Poles.** No action taken.
2. Notice from Virtual Public Information Center, New Jersey Department of Transportation, in the matter of **Route 22 Median Openings.** No action taken.
3. Letter dated March 1, 2024 from James Austin Meehan, Esq., Jersey Central Power & Light, in the **Matter of the Petition of Jersey Central Power & Light Company for Approval of a Zero Emission Certificate Recovery Charge.** No action taken.
4. Memorandum dated March 12, 2024 from Ann Marie Lehberger, Planning Board Secretary, regarding **Municipal Capital Improvement Project (Block 31, Lot 24, 49 Old Highway 28).** No action taken.

NEW BUSINESS

1. **An Ordinance of the Township of Readington to Amend Article IV "District Regulations" of Chapter 148 "Land Development", to Amend an Inclusionary Housing Zone also known as Age-Restricted Affordable Housing -2 District (ARAH-2)**

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND ARTICLE IV "DISTRICT REGULATIONS" OF CHAPTER 148 "LAND DEVELOPMENT", TO AMEND AN INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-2 DISTRICT (ARAH-2)

Ordinance #10-2024

BE IT ORDAINED by the Mayor and Committee of Readington Township as follows:

Article IV (District Regulations) is hereby amended to amend Chapter 148-27.8 Age-Restricted Affordable Housing-2 (ARAH-2) District for the purposes of allowing the subdivision of the tract for the purposes of differentiating ownership or to facilitate financing of development.

Chapter 148-27.8 Age-Restricted Affordable Housing-2 (ARAH-2) District shall be amended as follows (additions are indicated **thus**, deletions are indicated **thus**):

A. Applicability

The use, bulk, design, and performance standards of the ARAH-2 District shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the ARAH-2 are silent, the standards of Chapter 148 shall apply.

Ordinance #10-2024 cont'd:

B. Purpose

The ARAH-2 District provides for the municipally-sponsored redevelopment of the zone for 100% affordable housing through the creation of multifamily dwellings consisting of independent age-restricted apartments, independent living supportive apartments and supportive housing group homes. The total number of dwelling units/bedrooms shall be up to 43 and, along with anticipated bonuses, should result in the creation of 63 affordable housing credits. Redevelopment of this zone shall be substantially consistent with the plan entitled “BCUW Readington” consisting of two sheets, dated February 13, 2020 (“Concept Plan”)

C. Permitted Principal Uses.

(1) Affordable, multi-family dwellings consisting of the following:

- (a) Age-restricted housing. Age-restricted dwellings shall be age-restricted to persons 62 and older via deed as defined by the Secretary of HUD as “housing for older persons” pursuant to Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. §§ 3607, and in compliance with the Fair Housing Amendments Act of 1988 and amendments thereto, including but not limited to the Housing for Older Persons Act of 1995.
- (b) Supportive housing for individuals with developmental disabilities, as defined by the State of New Jersey.

D. Permitted Accessory Uses.

- (1) Passive and active common recreational facilities for the use and enjoyment of residents and their guests.
- (2) Business office.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (5) Off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc.).
- (8) Conservation, open space, and public purpose uses.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements **for Tract.**

- (1) Minimum Tract Size: The minimum tract size shall be equal to the **tract-size entirety** of Block 22, Lot 66, **after any required dedications for rights-of-way, etc.** All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application. **Further subdivision of the tract to create smaller lots shall be permitted for the purposes of differentiating ownership or financing development and shall not be subject to the requirements of §148-27.8E on an individual basis.**
- (2) Maximum Number of Dwelling Units: 43
- (3) Maximum building height: 35 feet and 2 1/2 stories
- (4) Minimum front yard setback: 20 feet

Ordinance #10-2024 cont'd:

- (5) Minimum rear yard setback: 20 feet
- (6) Minimum side yard setback: 30 feet
- (7) Maximum impervious coverage: 70%
- (8) Maximum building coverage: 40%

F. Off-street parking.

- (1) Off-street parking shall be provided and shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21). Minor deviations from RSIS shall be permitted to reflect actual anticipated usage as projected by the developer.
- (2) Minimum front yard setback for off-street parking: 50 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: zero feet

G. Open Space.

- (1) Minimum: 10% of the tract area
- (2) The stormwater management elements may be located in open space and the land area of any detention or retention basin shall be counted toward the minimum open space area requirements.

H. Design Standards. Deviations from these design standards shall be considered exceptions pursuant to the procedure articulated in the New Jersey Municipal Land Use Law (MLUL) at NJSA 40:55D-51.

(1) Building Design.

- (a) Buildings shall have a gable or hipped roof.
- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches, and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Apartment storage. For each apartment, in addition to any storage areas contained within the apartment, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the building or in a separate building where belongings can be kept locked and separated from the belongings of other occupants.

(2) Lighting.

- (a) General. All outdoor lighting should be coordinated as to style, material, and color. Lighting throughout the site should overlap, creating an even level of illumination throughout the parking area. All exterior lighting shall be designed, located, installed, and directed in such a manner as to prevent objectionable light at and across the property lines and to prevent glare at any location on or off the property. LED fixtures are required for energy efficiency and uniform illumination.
- (b) Parking lots shall be illuminated with an average of no less than 0.2 foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.

Ordinance #10-2024 cont'd:

- (c) Illumination at property lines shall not exceed (0.1) foot-candle, excluding streets or driveways.
- (d) Lighting shall be provided by fixtures in parking lots with a mounting height not more than 16 feet measured from the ground level to the center line of the light source and lighting fixtures no to exceed 12 feet in height shall be provided for pedestrian walkways and residential areas outside of parking lots.
- (e) Fixtures for illumination shall be full cutoff luminaires.

(3) Signs

- (a) Project identification: There may be a maximum of one permanent freestanding project identification sign located at the entrance to the project. Such sign shall be set back at least three feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed five feet in height.
- (b) Directional Signs: Up to two directional signs shall be allowed at the driveway frontage from which vehicular access is derived. A directional sign shall not exceed four square feet in sign area and shall not exceed four feet in height. A directional sign shall be set back from any lot line by at least three feet.
- (d) Residential building identification: Each residential building may have up to two attached identification signs. The maximum sign area of each shall not exceed six square feet. Such signs shall be integrated within the architecture of the buildings.

I. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 43
- (2) Minimum percentage of affordable dwellings: 100% of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and rented in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. and the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq.
- (4) Affordable dwelling unit household income breakdown:
 - a. At least 13% of the affordable units shall be affordable to very low income (VLI) households at 30% of the median income;
 - b. At least 50% of the affordable units shall be made affordable to low income units (the 50% requirement is inclusive of the 13% VLI requirement); and
 - c. The balance of units permitted at moderate income shall not exceed maximum of 50% of all affordable units.
- (5) Affordable dwelling bedroom distribution: Bedroom distribution shall be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law. Age-restricted low- and moderate-income units may utilize a modified bedroom distribution consisting of one- and two-bedroom units, with no three-bedroom units. At a minimum, the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development.

Ordinance #10-2024 cont'd:

- (6) The range of affordability, pricing and rent of units, affirmative marketing, fifty-year minimum affordability controls and construction phasing with the market rate units developed on the tract shall also be in accordance with the Council on Affordable Housing rules at N.J.A.C. 5:93-1 et seq. the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5:80-26.1 et seq., the Fair Housing Act (FHA) and all other applicable law.
- (7) The Township designated Affordable Housing Administrator shall be responsible to affirmatively market, administer and certify the occupant of each affordable unit, with all administrative costs to be paid by the Developer.

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

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

The Public Hearing was scheduled for April 15, 2024 at 7:45 p.m.

2. Application for Operation of Limousine Business / USAB LLC

A **MOTION** was made by Mr. Panico to approve the application for operation of the limousine business, USAB LLC, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

3. Application for Operation of Limousine Business (Taxi Cab) / Vel Cab Services LLC

A **MOTION** was made by Mr. Panico to approve the application for operation of the taxi cab business, Vel Cab Services LLC, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

4. Request to Hold 2024 Annual Coin Toss Fundraiser / Whitehouse Rescue Squad

A **MOTION** was made by Mr. Panico to approve the 2024 Annual Coin Toss fundraiser for Whitehouse Rescue Squad, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

5. ***Township Deer Management Program / Wildlife Advisory Subcommittee Report***

Jason Giroud, Chair of the Wildlife Advisory Subcommittee, provided a summary of the 2023/2024 deer management program. Mr. Giroud reviewed the proposed 2024/25 program recommendations regarding the following:

- Signage
- Safety
- Program Quotas and Harvest Reporting Requirements

Mr. Giroud spoke to the additional properties that the Wildlife Advisory Subcommittee were proposing to include in the deer management program as follows:

- Groendyke (Block 55, Lot 7.09) - 25.09 acres: Bow Only
- Hillcrest-Pine Bank (Block 66, Lot 25.99) - 65.5 acres: Bow Only
- Delaware Road (Block 70, Lot 42.90) - 19.71 acres: Bow Only
- Stover Way (Block 73, Lot 6.14) – 25.78 acres: Bow Only
- Pleasant Rub – Chamberlain (Block 64, Lot 41) – 25.61 acres: Bow and Firearms
- Forest Hill Drive (Block 93, Lot 1) – 23.58 acres: Bow Only

Mr. Giroud briefly reviewed the use of tree stands and ground blinds.

Mr. Albanese stated he was in support of the program recommendations and the proposed properties; however, requested that he have an opportunity to visit the properties prior to voting on them.

A ***MOTION*** was made by Mr. Albanese to approve the recommendations from the Wildlife Advisory Subcommittee except for the additional properties, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

6. ***Ordinance Reappropriating \$9,539.14 from Ordinance #05-2022 and \$92,890.84 from Ordinance #11-2014 in Order to Provide for the Remediation Expenses and Removal of Fuel Storage Tanks at the Public Works Facility in and by the Township of Readington, in the County of Hunterdon , New Jersey***

The following ordinance was offered for introduction:

ORDINANCE REAPPROPRIATING \$9,539.14 FROM ORDINANCE #22-2005 AND \$92,890.84 FROM ORDINANCE #11-2014 PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL PURPOSE IN ORDER TO PROVIDE FOR THE REMEDIATION EXPENSES AND REMOVAL OF FUEL STORAGE TANKS AT THE PUBLIC WORKS FACILITY IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #11-2024

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, AS FOLLOWS:

Ordinance #11-2024 cont'd:

Section 1. Pursuant to NJSA 40A:2-39, It is hereby determined that \$9,539.14 of the proceeds of obligations originally made available pursuant to Ordinance #22-2005 of the Township of Readington, in the County of Hunterdon, New Jersey (the "Township"), finally adopted July 18, 2005, is no longer needed for the stated purposes and it is also hereby determined that \$92,890.84 of the proceeds of the obligations originally made available pursuant to Ordinance #11-2014 of the Township of Readington, in the County of Hunterdon, New Jersey finally adopted April 21, 2014 is no longer needed for the stated purposes.

Section 2. The \$102,429.98 described in Section 1 and made available pursuant to N.J.S.A. 40A:2-39 is hereby reappropriated to provide for the remediation and removal of fuel storage tanks at the Township DPW Facility, including all related costs and expenditures 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 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 ordinance shall take effect after final adoption and publication and otherwise as provided by the law.

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

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

The Public Hearing was scheduled for April 1, 2024 at 7:45 p.m.

7. ***Extension to Cannabis License / Verano***

Ryan Ewing, Vice President of Verano Holdings Group, was present to answer questions with regard to the cannabis facility and spoke to the identification/labeling for processing medicinal versus recreational cannabis. Diana Silva Esq., also present on behalf of Verano, requesting the extension of their cannabis license, which is due to expire on March 28th and briefly spoke to the compliance issues.

The following resolution was offered for consideration:

#R-2024-68

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON**

WHEREAS, pursuant to Ordinance #02-2022 adopted on February 7, 2022 (Readington Township Code Section 88-1 et seq.), the Township of Readington ("Township") published notice on April 28, 2022 inviting applications for one (1) municipal business license for a cannabis establishment (adult use) to be located within the Licensed Cannabis Business Overlay ("LCBO") Zone District in the Township; and

WHEREAS, the Township received an application on July 20, 2022 from Verano, NJ, LLC ("Applicant") for municipal business licenses to operate as both a Class 1 cannabis cultivator and Class 2 cannabis manufacturer on property it leases from Branchburg Route 22, LLC ("Owner"), which

Resolution #R-2024-68 cont'd:

property is known as Block 14, Lot 49 on the official tax map of the Township and is commonly known as of 3576 Hwy. 22, Whitehouse Station, N.J (the "Property"); and

WHEREAS, the Applicant submitted additional documentation to the Township in support of its application on October 26, 2022 and on January 20, 2023, respectively, after having been notified on August 25, 2022 and December 26, 2022, respectively, that the Township's Cannabis Business Application Review Committee (the subcommittee which was charged with reviewing the application for recommendation to the Township Committee), had found it to be incomplete as to several items; and

WHEREAS, the Township's Cannabis Business Application Review Committee reviewed the January 20, 2023 submission, and on March 24, 2023 provided the Township with its recommendation of approval with conditions, which conditions the Township Committee agrees should be imposed; and

WHEREAS, the applicant has submitted an application for renewal of their local license which is being reviewed by the Township's Cannabis Business Application Review Committee which expires March 28, 2024; and

WHEREAS, the Applicant has been operating at the Property as a pre-existing state licensed Alternate Treatment Center pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act, "P.L. 2009, c. 307 (N.J.S.A. 24:61-1 et seq.), and has approval from the State of New Jersey to operate as an "expanded" ATC, meaning that it may cultivate and process/manufacture both medical and personal use cannabis at the Property, as a result of Class I (cultivator) and Class 2 (manufacturer) licenses #C000009 and #M000007, respectively, granted by the State of New Jersey Cannabis Regulatory Commission Office of Compliance and Licensing, on or about April 17, 2022; and

WHEREAS, in addition to the above, during the course of the application process, the Applicant has made certain tax payments to the Township pursuant to Township Code Sections 88-12, et seq. pertaining to the imposition of cannabis transfer and user taxes on adult use cannabis, as authorized by the State of New Jersey; and

WHEREAS, the Township Committee does not believe that it has thus far received sufficient information supporting the amount paid toward the transfer/user taxes, in terms of accounting and/or characterization, and the Applicant does not agree with the amounts paid. Accordingly, both the Applicant and Township have agreed that the Township may have a forensic audit conducted, to be paid for by the Applicant, in order to review the information provided by the Applicant in conjunction with the transfer/user taxes. The choice of the auditing firm shall be the Township's; and

WHEREAS, the Applicant has made a request to waive the requirement to connect to a public water source as stipulated in prior approvals and has thus supplied technical information which is currently being reviewed the Township environmental consultants; and

WHEREAS, the Township Committee agrees that the Applicant's application can be approved with conditions in order to facilitate the processing of the Applicant's state license renewals.

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

1. The preambles above are incorporated herewith as if fully repeated herein.
2. The Township Committee approves the application of the Applicant, Verano NJ, LLC for municipal Class 1 "Cannabis Cultivator" and Class 2 "Cannabis Manufacturer" licenses in the Township of Readington to be used at the property known as Block 14, Lot 49 on the official tax map of the Township, commonly known as 3576 Hwy. 22, Whitehouse Station, NJ 08889,
2. This license approval shall run from March 28, 2023 and shall expire on May 21, 2024. All future annual municipal license renewal applications shall be submitted at least 90 days' prior to the expiration date of the municipal licenses issue.

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

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

8. * ***Request for Refund for Annual Food Permit Application***

This matter was addressed under the Consent Agenda.

9. * ***Request for Release of Board of Health Escrow / Block 91, Lot 38.01***

This matter was addressed under the Consent Agenda.

10. * ***Request for Release of Board of Health Escrow / Block 51.03, Lot 5.01***

This matter was addressed under the Consent Agenda.

11. * ***Resolution Authorizing the Application for a Historic Preservation Grant for the Taylor's Mill Project***

This matter was addressed under the Consent Agenda.

12. ***Treatment Works Approval / Camelot at Readington (Block 36, Lots 5, 5.01, 5.04, 65 & 66)***

Administrator Sheola provided a brief description of the resolution for treatment works approval for the Kaplan Camelot at Readington project.

The following resolution was offered for consideration:

#R-2024-69

TOWNSHIP OF READINGTON

RESOLUTION

WHEREAS, there is a need to modify and extend the use of public sanitary sewers to serve a residential redevelopment project consisting of 192 dwelling units including 48 COAH apartments and (4) single-family detached dwellings on Block 36 Lots 5,5.02, 5.04, 65 & 66; and

WHEREAS, the Township of Readington has consented to the submission of an application for an NJDEP Treatment Works Approval permit for the modification, extension, and use of such sanitary sewers at the project location (Block 36 Lots 5,5.02, 5.04, 65 & 66) and

WHEREAS, the Township Committee of the Township of Readington has reviewed the application documents at its regular meeting held March 18, 2024; and

WHEREAS, it has been determined and reported by the Township Engineer that application documents are in order and may be filed;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington does hereby authorize the following action:

Resolution #R-2024-69 cont'd:

1. The Township authorizes the Administrator/Municipal Clerk, Mayor, or Deputy Mayor to sign for the Governing Body at appropriate locations on the NJDEP WQM-003 Statements of Consent for TWA applications form and TWA-1 Treatment Works Approval Permit Application for the redevelopment project.

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

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

13. * **Certificates of Exemption (New Jersey State Firemen's Association)**

Nicholas Downing (Whitehouse Fire)
Todd Franzen (Whitehouse Fire)
Nicholas D'aniello (Whitehouse Fire)
Andrew Hill (Whitehouse Fire)
Elaine Apgar (East Whitehouse Fire)
David Plennert (Three Bridges Fire)
Jeffrey Lau (Three Bridges Fire)
Adam Cesario (Three Bridges Fire)
Thomas Clarke (Readington Fire)
Matthew Hoffman (Readington Fire)
William Apsley (Readington Fire)
Jonathan Mahler (Readington Fire)
Nicholas Magos (Readington Fire)
Joseph Caiazzo (Readington Fire)

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported that the Dobozyński septic system needs to be replaced and requested approval from the Committee to contract with Boswell Engineering to design a replacement system in the amount of \$17,500, funded through Open Space.

Mr. Huelsebusch objected to the use of open space funds for the septic system, opining that the funds should not be used for that purpose. Mr. Heller countered that as stewards of the land, it is within the appropriate use of open space funds.

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

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

The motion was defeated, and the Committee discussed looking into the funding for this project and reconsidering it at a future meeting.

Administrator Sheola requested that the Committee approve the resolution awarding the contract for wetlands delineation survey at Cornhuskers Park. Administrator Sheola explained that it will be funded by the recently approved Department of Community Affairs Grant.

The following resolution was offered for consideration:

#R-2024-70

**RESOLUTION AWARDING CONTRACT FOR WETLANDS DELINEATION FOR
CORNHUSKERS PARK**

WHEREAS, the recent Recreation Opportunities Planning Grant for Cornhuskers Park will fund a wetlands delineation survey; and

WHEREAS, Van Cleef Engineering has provided a price for the requisite wetlands delineation at \$16,000.00; and

WHEREAS, the costs for the design will be funded through the Recreation Opportunities Grant; and

WHEREAS, Van Cleef Engineering is currently the engineer of record for the Township pursuant to the fair and open contract awarded on January 15, 2024 and this subsequent award shall be awarded pursuant to the provisions of N.J.S.A. 19:44A-20.5 as an exempt professional service pursuant to N.J.S.A. 40A:11-1 et seq.; and

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Readington Township hereby awards the contract to provide the wetlands delineation Van Cleef Engineering per their proposal; and

BE IT FURTHER RESOLVED that the Chief Financial Officer Certifies that funds are available for this purchase in the budget line listed above.

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

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

Administrator Sheola reported that he was contacted by Tewksbury Township for a joint chip seal project on Potterstown Road.

A MOTION was made by Mr. Panico to approve the cooperative joint chip seal project with Tewksbury Township in the amount of \$25,712.50, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

Mr. Heller reported that the Tree Giveaway will be on April 6th and the Raritan Headwaters sponsored stream cleanup will be held on April 20th.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the information regarding the NJDOT plans for changes to the Route 22 medians are on the Township website and they will be participating in a county action plan regarding traffic safety. Mr. Huelsebusch also provided an Agricultural Land Advisory Committee acquisition update and noted that there was an Open Space hike at Round Mountain.

VINCENT PANICO

Mr. Panico reported that planning for the Memorial Day Parade is underway and additional volunteers are needed. Mr. Panico provided an update on spring recreation programs and events such as *Why Walk Readington* on April 4th and the *Summer Spectacular* on June 18th. Mr. Panico further reported that there will be a museum open house on April 7th.

ADAM MUELLER

Mayor Mueller reported that budget conversations are ongoing. Mayor Mueller provided updates on grants for the fire departments and the JCP&L tree trimming project.

COMMENTS FROM THE PUBLIC

Betty Ann Fort spoke to the NJDOT plans for the Route 22 median closings.

Michael Denning inquired about bulk garbage drop-offs at the Department of Public Works. Mr. Denning also asked Mayor Mueller if he supports the Township's current ordinance prohibiting the use of billboards.

Susan Masinda requested confirmation that approvals for hunters to hunt by bow from the ground would be reviewed by the Environmental Commission.

COMMENTS FROM THE GOVERNING BODY

Mr. Albanese expressed condolences to the families of township residents, Charles Wilson, who was actively involved in the Whitehouse Fire Company and Whitehouse American Legion and Jane Bishop of Bishop's Supermarket, who recently passed away.

Mayor Mueller spoke to the immediate need for Department of Public Works fee adjustments, inquired about progress on the Recreation and Open Space Inventory (ROSI) diversion and the grant writer proposal.

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

