

**READINGTON TOWNSHIP COMMITTEE
MEETING – November 19, 2018**

Mayor Smith *calls the meeting to order at 6:30 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 B. Smith, Deputy Mayor B. Fort, Mr. J. Albanese, Mrs. M.E. Duffy and Mr. J. Heller

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan, Engineer R. Clerico

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

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

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

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Police Department.....	Personnel.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential
Local No. 317 / Lieutenants.....	Contract Negotiations.....	“ “ “
Developers Agreement / Whitehouse Urban Renewal Associates, LLC	Contract Negotiations.....	“ “ “
Saums (Block 74, Lot 4).....	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • November 5, 2018	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation).....	Litigation.....	“ “ “
388 Route 22 Readington Realty..... Holdings, LLC v. Twp of Readington	Litigation.....	“ “ “

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

2. This Resolution shall take effect immediately.

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

The meeting reconvened at 7:45 p.m.

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

Executive Session:

Personnel / Police Department

A MOTION was made by Mrs. Fort to promote Patrolman Joseph Derocha to permanent position of Patrolman salary grade as per Article XV “E” of the Patrolman Contract, effective November 8, 2018, seconded Mrs. Duffy and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	-Aye
Mayor Smith	- Aye

Contract Negotiations / Local No. 317 / Lieutenants

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Developers Agreement / Whitehouse Urban Renewal Associates, LLC

A MOTION was made by Mrs. Fort to approve the Performance Bond, seconded Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	-Aye
Mayor Smith	- Aye

A MOTION was made by Mrs. Fort to approve the Developers Agreement, seconded Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	-Aye
Mayor Smith	- Aye

Contract Negotiations / Saums (Block 74, Lot 4)

Mayor Smith stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 5, 2018

A MOTION was made by Mrs. Fort to approve the Executive Session Minutes of November 5, 2018 for content only, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Smith stated that this matter remains in Executive Session.

Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 39, Lot 24 and Block 67, Lot 2

Mayor Smith stated that nothing was discussed.

Litigation / 388 Route 22 Readington Realty Holdings LLC vs. Twp. of Readington

Mayor Smith stated that this matter remains in Executive Session.

Mayor Smith stated that the final order was received from the Judge dismissing the case.

Mayor Smith stated that the following matter was added to the Executive Session agenda:

Contract Negotiations / Gallo (Block 39, Lot 10)

Mayor Smith stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Smith 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 November 5, 2018
- * 2. **Best Practices CY 2018/SFY2019**
- * 3. **Release of Cash Performance Bond / Block 73, Lot 31.02** (Kevin Radigan)
- * 4. **Release of Developers Escrow / Block 32, Lot 11** (Kristin Bannon)
- * 5. **2018 Budget Appropriation Transfers**

The following resolution was offered for consideration:

#R-2018-104

**TOWNSHIP OF READINGTON
RESOLUTION**

PURSUANT TO NJSA 40A:4-58, a municipality may make budget appropriation transfers during the last two months of the fiscal year,

WHEREAS, there appears to be insufficient funds in the following 2018 appropriation accounts to meet the demands thereon for the balance of the year, viz:

Current Fund:

Other Expenses:

Prosecutor	Board of Adjustment/Zoning
Engineering	Revision of Tax Map
Elections	Planning Board

Resolution #R2018-104 cont'd:

WHEREAS, there appears to be a surplus in the following accounts, over and above the demand deemed to be necessary for the balance of the current year, viz:

- Current Fund:**
- Salaries and Wages:**
 - Roads
 - Construction
 - Municipal Court
- Other Expenses:**
 - Fuel Oil
 - Legal Services

NOW THEREFORE BE IT RESOLVED, that in accordance with the provision of NJS 40A:4-58 part of the surplus in the accounts heretofore mentioned be and same hereby transferred to the accounts mentioned as being insufficient, to meet the current demands; and,

BE IT RESOLVED, that the Chief Financial Officer is hereby authorized and directed to make the following 2018 appropriation transfers:

	<u>FROM</u>	<u>TO</u>
Current Fund:		
Salaries and Wages:		
Roads	\$ 50,000.00	
Municipal Court	20,000.00	
Construction	50,000.00	
Other Expenses:		
Legal Services	14,700.00	
Fuel Oil	8,500.00	
Revision of Tax Map		\$ 42,000.00
Elections		4,200.00
Prosecutor		13,000.00
Engineering		75,000.00
Planning Board		5,000.00
Board of Adjustment/Zoning		<u>4,000.00</u>
TOTALS	<u>\$ 143,200.00</u>	<u>\$ 143,200.00</u>

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

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
CURRENT FUND	8-01	\$ 614,220.86
SEWER APPROPRIATIONS	8-02	\$ 61,131.19
TRUST FUNDS	X-03	\$ 77,324.04
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,004.87
PAYROLL DEDUCTIONS	X-06	\$ 196,968.98
2016 CAP. IMPROVEMENTS	X-16	\$ 24,722.08
2018 CAP. IMPROVEMENTS	X-18	<u>\$ 17,695.00</u>
TOTAL OF ALL FUNDS		\$ 995,067.02

A MOTION was made by Mrs. Fort to approve the Consent Agenda, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	- Aye
Mrs. Fort	-Aye
Mr. Heller	-Aye
Mayor Smith	- Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Todd Terricone, Lamington Road, commented on the *Application for Special Event Permit* for the Ryland Inn listed under New Business.

PUBLIC HEARINGS

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

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 32, LOT 12 AND BLOCK 34, LOTS 8, 10 AND 11 TO WHITEHOUSE URBAN RENEWAL ASSOCIATES PURSUANT TO REDEVELOPMENT PLAN APPROVED BY ORDINANCE #03-2017 AND AUTHORIZING THE ACCEPTANCE OF A 2.515 +/- ACRE PORTION THEREOF TO BE KNOWN AS BLOCK 34, LOT 8.01, AS OPEN SPACE AND AUTHORIZING THE GRANT OF AN ACCESS EASEMENT TO CONSTRUCT, MAINTAIN AND REPAIR THE STORMWATER STRUCTURES LOCATED ON BLOCK 34, LOT 8.01 TO WHITEHOUSE URBAN RENEWAL ASSOCIATES PURSUANT TO THE DEVELOPER'S AGREEMENT

◆ ***Ordinance #17-2018***

Mayor Smith stated that this ordinance provides the final step to convey the land to Whitehouse Renewal Associates to begin construction and accept back the portion of the open space bordering Whitehouse Village.

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

There were none.

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

Bob Schoenfeld, Oldwick Road, commented on the funding to purchase the property for the affordable housing development.

Catherine Ayres, Trillium Court, expressed concern about a road cutting through to Whitehouse Village and requested clarification on the proposed open space.

A MOTION was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF BLOCK 32, LOT 12 AND BLOCK 34, LOTS 8, 10 AND 11 TO WHITEHOUSE URBAN RENEWAL ASSOCIATES PURSUANT TO REDEVELOPMENT PLAN APPROVED BY ORDINANCE #03-2017 AND AUTHORIZING THE ACCEPTANCE OF A 2.515 +/- ACRE PORTION THEREOF TO BE KNOWN AS BLOCK 34, LOT 8.01, AS OPEN SPACE AND AUTHORIZING THE GRANT OF AN ACCESS EASEMENT TO CONSTRUCT, MAINTAIN AND REPAIR THE STORMWATER STRUCTURES LOCATED ON BLOCK 34, LOT 8.01 TO WHITEHOUSE URBAN RENEWAL ASSOCIATES PURSUANT TO THE DEVELOPER'S AGREEMENT

◆ ***Ordinance #17-2018***

A MOTION was made by Mrs. Duffy to adopt this ordinance, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

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

Clerk read by Title:

ORDINANCE APPROPRIATING \$40,000 FROM THE HOUSING TRUST FUND FOR THE ACQUISITION OF A DEED RESTRICTION ON AN AFFORDABLE HOUSING UNIT (BLOCK 34, LOT 36-C0157) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

◆ ***Ordinance # 18-2018***

Mayor Smith stated that this was a unit that was previously deed restricted for a twenty (20) year period and Township is now purchasing the extension of the deed restriction for an additional thirty years so it may remain in the affordable housing inventory.

Attorney Dragan corrected an error, explaining that at the end of *Section 3*, the ordinance appropriates \$40,000 for this; however, the owner will be paid \$35,000.

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

There were none.

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

Bob Schoenfeld, Oldwick Road, questioned where the timing of the extension is written into the ordinance.

A MOTION was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

Clerk read by Title:

ORDINANCE APPROPRIATING \$40,000 FROM THE HOUSING TRUST FUND FOR THE ACQUISITION OF A DEED RESTRICTION ON AN AFFORDABLE HOUSING UNIT (BLOCK 34, LOT 36-C0157) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

◆ ***Ordinance # 18-2018***

A ***MOTION*** was made by Mrs. Duffy to adopt this ordinance as amended, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated October 30, 2018 from Mark Mader, Director, Rates & Regulatory Affairs, Jersey Central Power & Light regarding ***the Matter of the Verified Petition of Jersey Central Power & Light Company for Approval of an Infrastructure Investment Program.*** No action taken.

Mr. Heller stated that he would like to see improved customer service in dealing with residents.

2. NJ Transit Notice of Public Hearing regarding ***Programs Developed Pursuant to the Senior Citizen & Disabled Residents Transportation Assistance Program Act.*** No action taken.
3. Public Notice from Deborah Degillio, President, New Jersey-American Water Company, Inc. regarding ***the Matter of the Petition of New Jersey American Water Company, Inc. for Approval to Acquire Control of Roxbury Water Company, Inc., and to Close the Principal Office of Roxbury Water Company.*** No action taken.
4. Resolution from Karen Sandorse, Municipal Clerk, Township of Lebanon, regarding ***Urging Full Funding of Energy Tax Receipts Property Tax Relief Act through Passage of ACR-176.***

Mr. Albanese requested consideration to adopt a similar resolution from Readington Township.

The following resolution was offered for consideration:

#R-2018-105

RESOLUTION URGING FULL FUNDING OF ENERGY TAX RECEIPTS PROPERTY TAX RELIEF ACT THROUGH PASSAGE OF ACR-176

WHEREAS, Assembly Concurrent Resolution No. 176 (ACR-176) amends the New Jersey Constitution to require the Energy Tax Receipts Property Tax Relief Act aid and Consolidated Municipal Property Tax Relief Aid programs be fully funded each year, with dedicated amounts distributed to municipalities; and

WHEREAS, taxes on electric and gas utilities were originally collected by the host municipalities until the State made itself the collection agent for these taxes, at which time it promised to return the proceeds to municipalities for property tax relief; and

Resolution #R-2018-105 cont'd:

WHEREAS, just as municipalities collect property taxes for the benefit of school districts and counties, the State is supposed to collect Energy Taxes for the benefit of municipal governments; and

WHEREAS, for many municipalities, including the TOWNSHIP OF READINGTON, the local utility properties represented one of the largest sources of local property tax revenues before the State took over as the collection agent for Energy Taxes; and

WHEREAS, the Energy Tax Receipts Property Tax Relief Act is established by statute such that diversion of its funding to other State spending can be implemented by budgetary action that would divert funds from the municipalities for which the taxes were to be collected; and

WHEREAS, any reduction in the Energy Tax Receipts Property Tax Relief Act funding would impose a significant and unfair burden on the property tax payers in the impacted municipalities;

NOW, THEREFORE, BE IT RESOLVED that the governing body of the TOWNSHIP OF READINGTON urges the State Legislature and Governor to pass ACR-176 to amend the New Jersey Constitution to require Energy Tax Receipts Property Tax Relief Act aid and Consolidated Municipal Property Tax Relief Aid programs be fully funded each year, with dedicated amounts distributed to municipalities; and

BE IT FURTHER RESOLVED that a copy of this Resolution is forwarded to the primary sponsor of ACR-176, Assemblyman Ryan E. Peters, as well as Governor Phil Murphy, Senator Christopher Bateman, Assemblyman Andrew Zwicker, Assemblyman Roy Freiman, Co-Sponsor Assemblyman John DiMaio, Hunterdon County Freeholder Director Matt Holt, and the New Jersey League of Municipalities.

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

OLD BUSINESS

1. ***An Ordinance Amending and Supplementing the District Regulations of the Research Office and Manufacturing Zone (ROM-2) Contained in Article IV of Chapter 148 Entitled "Land Development" of the Code of the Township of Readington Land Use Volume***

Attorney Dragan advised that this ordinance has been formatted and is ready for publication.

The Public Hearing remains scheduled for December 3, 2018 at 7:45 p.m.

AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLE IV OF CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME RELATING TO SEC. 148-24 ROM-2 RESEARCH AND MANUFACTURING ZONE

Ordinance # 19-2018

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 with respect to Section 148-24 entitled "ROM-2 Research Office and Manufacturing Zone". (Language underline thus ___ represents new language; language stricken thus signifies deletions):

Ordinance #19-2018 cont'd:

SECTION 1. Article IV. District Regulations, § 148-24. ROM-2 Research Office and Manufacturing Zone.

- A. Purpose – ROM-2 Zone. This district is intended to permit the development of small research, office and manufacturing uses on smaller size lots within a planned park.
- B. Permitted principal uses – ROM-2 Zone.
[Amended 5-7-2012 by Ord. No. 14-2012]
- (1) Professional, administrative and business offices.
 - (2) Light manufacturing.
 - (3) Research, testing and analytical laboratories.
 - (4) Computer centers.
 - (5) Agriculture.
 - (6) Child-care centers.
 - (7) Public and private open space and parks.
 - (8) Product assembly.
[Amended 10-1-2012 by Ord. No. 20-2012]
 - ~~(9) Wholesaling. [Amended 10-1-2012 by Ord. No. 20-12]~~
 - (9) On a parcel or parcels of land comprising 20 or more contiguous acres that are in common ownership, the following uses shall be permitted: [Added 10-1-2012 by Ord. No. 20-2012]
 - (a) Stand-alone solar energy facilities as regulated in § 148-60.2.
 - (b) Stand-alone wind energy facilities as regulated in § 148-60.2.
 - ~~(10) Renewable energy facilities on a parcel or parcels of land comprising 20 or more contiguous acres that are in common ownership, as regulated in § 148-60.2. [Added 10-01-2012 by Ord. No. 21-2012; amended 8-6-2018 by Ord. No. 11-2018]~~
- C. Accessory uses – ROM-2 Zone.
- (1) Signs as regulated in Article XII.
 - (2) Private garages, off-street parking and truck loading spaces.
 - (3) Eating facilities not open to the general public.
 - (4) Display showrooms for products of permitted on-site research, testing or manufacturing.
 - (5) Fences and walls as regulated in Article VI.
 - (6) Child-care centers for the sole use of employees of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
 - ~~(7) Warehousing. [Amended 5-7-2012 by Ord. No. 14-2012]~~
 - (7) Repair and service of vehicles that are used, solely, in the operation of a permitted principal use. Repair and service are only permitted when conducted within an enclosed building. [Amended 5-7-2012 by Ord. No. 14-2012]
 - (8) Building-mounted solar energy facilities as regulated in § 148-60.2.
[Amended 5-7-2012 by Ord. No. 14-2012; 10-1-2012 by Ord. No. 20-2012]

Ordinance #19-2018 cont'd:

- ~~(9) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2 [Amended 5-7-2012 by Ord. No. 14-2012; 10-1-2012 by Ord. no 21-2012; 8-6-2018 Ord. No. 11-2018]~~
- (9) Ground-mounted solar energy facilities as regulated in § 148-60.2.
[Added 10-1-2012 by Ord. No. 20-2012]
- (10) Solar parking Canopies as regulated in § 148-60.2.
- D. Conditional uses – ROM-2 Zone (subject to regulations set forth in Article V).
[Amended 7-6-2009 by Ord. No. 19-2009]
- (1) Public utilities
- (2) Assembly uses.
- ~~(3) Warehousing. [Added 10-1-2012 by Ord. No 20-2012]~~
- E. Prohibited uses – ROM-2 Zone. [Amended 5-7-2012 by Ord. No. 14-2012]
- (1) Retail sale of goods and services to the general public
- (2) All residential uses.
- (3) Trucking facilities or truck terminals.
- (4) Outdoor storage of any loose bulk material.
- (5) Outdoor storage of material that is not completely and opaquely screened from public streets or rights-of-way or adjacent properties. Outdoor storage includes all vehicles that are not used by employees solely for travel to and from the work site.
- (6) Warehousing
- (7) Distribution unrelated to other permitted use on the same property
- F. Area and yard requirements – ROM-2 Zone.
- ~~(1) Minimum tract area. 25 acres (sites less than 25 acres shall develop under the ROM-1 standards).~~
- (1) Minimum lot area: 108,700 square feet.
- (2) Minimum lot circle, per lot: 300 feet.
- (3) Minimum street frontage: 50 feet.
- (4) Minimum setbacks:
- (a) Front yard: 50 feet.
- (b) Side yard: 30 feet.
- (c) Rear yard: 30 feet.
- (5) Buffers. Minimum width adjacent to:
- (a) A residential zone or existing residential use: 50 feet.
- (b) Public Street: 25 feet.
- ~~(6) Buffers. Minimum width of screening buffer adjacent to a residential zone or existing residential use (screening buffers shall be planted in accordance with §148-63); 50 feet.~~
- (6) Height: 35 feet.
- (7) Maximum floor area ratio (F.A.R.):
- (a) 0.25 When no materials, products or business vehicles are stored outside of a building
- (b) 0.17 Base F.A.R.

Ordinance #19-2018 cont'd:

(8)	Maximum floor area ratio (F.A.R.):
Percentage	Primary Access
0.20	Onto County Line Road with public water and public sewer service
0.17	Onto County Line Road without public sewer or public water service
0.18	On to a road other than County Line Road with public sewer and public water service
0.15	On to a road other than County Line Road and without public sewer or public water service

(8) Maximum impervious coverage (MIC) ratio:

- (a) 0.50 When no materials, products or business vehicles are stored outside of a building
- (b) 0.35 Base MIC

(8)	Maximum impervious coverage (MIC) ratio:
Percentage	Primary Access
0.40	Onto County Line Road with public water and public sewer service
0.35	Onto County Line Road without public sewer or public water service
0.35	On to a road other than County Line Road with public sewer and public water service
0.30	On to a road other than County Line Road and without public sewer or public water service

- G. Minimum off-street parking – ROM-2 Zone. Each individual use shall provide parking spaces according to the following provisions. No parking area shall be permitted in a front yard. No parking area shall be located within 25 feet of any property line. Where wider buffer areas are required, the parking and driveways shall comply with the buffer requirements.
- (1) Professional, administrative and business offices under 50,000 square feet of gross floor area shall provide one space per 200 square feet of gross floor area.
 - (2) Professional, administrative and business offices from 50,000 to 99,999 square feet of gross floor area shall provide one space per 250 square feet of gross floor area.
 - (3) Professional, administrative and business offices 100,000 square feet or greater in gross floor area shall provide one space per 285 square feet of gross floor area.
 - ~~(4) Wholesaling shall provide one space per 5,000 feet of gross floor area. [Amended 5-7-2012 by Ord. No. 14-2012]~~
 - (4) Research, testing and analytical laboratories shall provide one space per 1,000 square feet of gross floor area.
 - (5) Computer centers shall provide one space per 200 square feet.
 - (6) Light manufacturing and the processing, bottling, packaging and distribution of milk and milk products shall provide one space per 800 square feet of gross floor area.
 - (7) Child-care centers shall provide one space per three children.
 - (8) Product assembly shall provide one space per 800 square feet of gross floor area. [Added 5-7-2012 by Ord. No. 14-2012]
 - ~~(10) Warehousing shall provide one space per 5,000 square feet of gross floor area. [Added 10-1-2012 by Ord. No. 20-2012]~~

Ordinance #19-2018 cont'd:

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

SECTION 3. The sections, numbered parts, 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.

2. ***Request for Readington Township Committee to Consent to the Establishment of Rosedale & Rosehill Cemetery (Block 12, Lots 16 and 16.01) – continuation of hearing***

Mayor Smith announced that this matter has been postponed until a later date to be determined.

NEW BUSINESS

1. ***Recommendation from the Sewer Advisory Committee*** – memorandum dated November 6, 2018 from Karin Parker, RMC, Sewer Advisory Secretary

◆ ***Request for Reservation / Allocation of Sewer Capacity for Proposed Development / Readington Common II, LLC (Block 4, Lots 51 & 52)***

A MOTION was made by Mrs. Duffy to approve the additional allocation of 47,275 gallons of sewer capacity (or 47,295, dependent upon the correct current allocation) for Readington Commons LLC, *conditional upon the gallonage being used for an inclusionary affordable housing development*, and conditioned upon an approved sewer agreement, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

◆ ***Request for Reservation / Allocation of Sewer Capacity for Proposed Development / SAR I, LLC Property (Block 36, Lots 5, 5.02 & 5.04)***

A MOTION was made by Mrs. Fort to approve the additional allocation of 37,250 gallons (final disposition will be based upon the actual drawings/plan for the proposed clubhouse) for SAR I, LLC, *conditional upon the gallonage being used for an inclusionary affordable housing development*, and conditioned upon an approved sewer agreement, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

◆ ***Request for Reservation / Allocation of Sewer Capacity / John Goy
(Block 4, Lot 44)***

A MOTION was made by Mrs. Fort to allow connection to the sanitary sewer collection system, *at the expense of the owner*, due to a malfunctioning system and the inability to find an appropriate septic system solution due to environmental constraints, and conditioned upon an approved sewer agreement, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

2. ***Application for Special Events Permit / Ryland Inn (Haslett Wedding)***
◆ January 5, 2019

Mrs. Duffy expressed concern that the Ryland Inn was booking weddings where there will be overflow outside of the event, opining that a facility of this nature should be not be putting up tents to handle overflow of guests. Mrs. Duffy stated that if the use is approved it should be only for the cocktail hour and the interior space should be sufficient to conduct the event. Mrs. Fort stated that she would like a representative from the Ryland Inn to appear before the Committee to explain the necessity of the additional tents. Administrator Mekovetz proposed that a letter be sent to the Ryland Inn advising them that in the future this type of request would be denied.

A MOTION was made by Mrs. Fort to approve this application, *contingent upon the tent being shut down by 9:00 p.m. and no amplified music in the tent*, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

A MOTION was made by Mrs. Fort to send a letter to the Ryland Inn to advise them that the Township will no longer be approving exterior tents for events until such a time that a representative appears before the Committee, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

* 3. ***Best Practices CY 2018/SFY2019***

This matter was addressed under the Consent Agenda.

* 4. ***Release of Cash Performance Bond / Block 73, Lot 31.02*** (Kevin Radigan)

This matter was addressed under the Consent Agenda.

* 5. ***Release of Developers Escrow / Block 32, Lot 11*** (Kristin Bannon)

This matter was addressed under the Consent Agenda.

* 6. ***2018 Budget Appropriation Transfers***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz stated that she had nothing further to report.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer Clerico reported that the application for the Silver Bit and Spur driveway on Route 523 was approved; although due to weather conditions, the project will not commence until the spring.

Engineer Clerico reported that the majority of roads under the road reclamation project are nearing completion.

COMMITTEE REPORTS

JOHN ALBANESE

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

M. ELIZABETH DUFFY

Mrs. Duffy stated that she had nothing further to report.

BETTY ANN FORT

Mrs. Fort stated that she had nothing further to report.

JONATHAN HELLER

Mr. Heller asked about the status of the removal of the Winnebago.

BEN SMITH

Mayor Smith stated that she had nothing further to report.

COMMENTS FROM THE PUBLIC

Bob Schoenfeld, Oldwick Road, commented on the proposed letter to be sent to the Ryland Inn.

Neil Hendrickson, Glenmont Road, commented on the clearing of trees on power lines.

COMMENTS FROM THE GOVERNING BODY

Mayor Smith questioned the progress of the water situation between the Farm and Toll Brothers.

Mrs. Fort provided an update on the Readington Township monthly page in the Readington News, adding that they welcome ideas from residents about topics they may be interested in.

Mr. Heller announced that the Township will be participating in the New Jersey Department of Forestry Give-A-Way Tree in 2019.

Mayor Smith commented on the upcoming green certification and asked about how to move forward.

As there was no further business, *A MOTION* was made by Mrs. Fort at 8:42 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, *RMC/MMC/QPA*
Municipal Clerk