

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING – MAY 18, 2020**

Mayor Heller *calls the meeting to order at 5:30 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 J. Heller, Deputy Mayor J. Huelsebusch, Mr. J. Albanese, Mrs. BA Fort and Mr. B. Smith

ALSO PRESENT: Administrator V. Mekovetz, Attorney S. Dragan

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Block 38, Lot 38.01 (Fitzgerald)	Contract Negotiations	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
124 Rockafellows Mills Road..... Use & Occupancy Agreement	Contract Negotiations.....	“ “ “
Memorandum of Understanding / Raritan Valley Community College	Contract Negotiations.....	“ “ “
Executive Session Minutes..... <i>May 4, 2020</i>	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
388 Readington Realty Holdings, LLC ... vs. Twp of Readington	Litigation.....	“ “ “
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation).....	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. Smith 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 Heller led those present in the Salute to the Flag.

Executive Session:

Contract Negotiations / Block 38, Lot 38.01 (Fitzgerald)

Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / 124 Rockafellows Mill Road / Use & Occupancy Agreement

Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / Memorandum of Understanding / Raritan Valley Community College

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

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

Attorney-Client Privilege / Executive Session Minutes / May 4, 2020

A MOTION was made by Mr. Smith to approve the Executive Session Minutes of May 4, 2020 for content only, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Heller stated that nothing was discussed.

Litigation / 388 Readington Realty Holdings, LLC vs. Twp. of Readington

Mayor Heller 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 Heller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Heller 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 May 4, 2020

- 2.* **Resolution to Approve of 2019 LOSAP List**

The following resolution was offered for consideration:

#R-2020-54

APPROVAL OF LOSAP LISTS FOR Y2019

WHEREAS, the Township of Readington created a Public Safety Length of Service Award Program (LOSAP) through Ordinance #08-99 (amended in its entirety 8-5-2002 by Ordinance #31-2002) and voted upon via referendum on November 2, 1999 and

WHEREAS, in accordance with NJAC 5:30-14.10, the Governing Body must annually approve the LOSAP contribution list (on file in Clerk’s Office); and

WHEREAS, said attached list has been reviewed and found to be accurate; and

WHEREAS, the total amount of payment for both the Volunteer Fire Company members and the Rescue Squad members is \$68,800.00.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby approve the 2019 LOSAP contribution list in the amount of \$68,800.00.

3. * **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	0-01	\$ 719,528.70
SEWER APPROPRIATIONS	0-02	\$ 1,892.64
SEWER APPROPRIATIONS	9-02	\$ 1,365.76
TRUST FUNDS	X-03	\$ 46,027.27
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 2,936,517.29
PAYROLL DEDUCTIONS	X-06	\$ 152,966.56
2014 CAP IMPROVEMENTS	X-14	\$ 13,062.05
2018 CAP IMPROVEMENTS	X-18	\$ 19,456.60
2019 CAP IMPROVEMENTS	X-19	<u>\$ 42,928.50</u>
TOTAL OF ALL FUNDS		\$ 3,933,745.37

A MOTION was made by Mr. Albanese to approve the Consent Agenda, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

John Broten, Dogwood Drive, commented on the proposed Fitzgerald open space acquisition and inquired about the Use & Occupancy agreement addressed in the Executive Session meeting. Mr. Broten further inquired about the litigation of 388 Readington Realty Holdings and any status updates on the Solberg litigation matters.

Todd Terricone, Lamington Road, questioned what the Ryland Inn was proposing for events with respect to their request for a tent usage on the property.

CORRESPONDENCE / OTHER INFORMATION

There was none.

OLD BUSINESS

1. ***An Ordinance to Adopt the Requirements of the Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq., and its Accompanying Regulations, N.J.A.C. 16:62-1, et seq.***

The following resolution was offered for consideration:

#R-2020-55

**RESOLUTION REGARDING THE TOWNSHIP'S AIR SAFETY AND ZONING ORDINANCE
AND RUNWAY 10/28**

WHEREAS, Solberg-Hunterdon Airport (“Airport”) is the only public-use airport in Readington Township; and

WHEREAS, the Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80 et seq. (“Act”), and its accompanying regulations, N.J.A.C. 16:62-1 et seq., require municipalities with an airport to enact an Air Safety and Hazardous Zoning (“ASZA”) ordinance; and

WHEREAS, the Township seeks to comply with the requirements of this legislation; and

WHEREAS, the air safety zone is measured from the terminal ends of runways, see N.J.A.C. 16:62-3.1 to 3.5; and

WHEREAS, on February 18, 2020, the Mayor of Readington Township received a letter from the New Jersey Department of Transportation (“NJDOT”) stating that Solberg-Hunterdon Airport has two runways recognized by NJDOT, Runway 4/22 and 13/31 which defined the length of those runways (Exhibit A – On File in Clerk’s Office); and

WHEREAS, the Township prepared an ASZA ordinance based upon this official information from NJDOT; and

WHEREAS, the draft ordinance was sent to the Township Planning Board for review; and

WHEREAS, on the day of the Planning Board’s meeting to discuss the draft ASZA ordinance, an attorney for the Airport sent an email to the Planning Board attorney, and this email attached a letter dated April 17, 2020, from a NJDOT official to the Airport (not copied to the Township), stating that an additional runway, Runway 10-28, “is now officially recognized by the NJDOT Bureau of Aeronautics as an active runway” and can be used “with prior permission”. (Exhibit B on File in Clerk’s); and

WHEREAS, the NJDOT has never amended its letter of February 18, 2020 to include Runway 10-28, nor ever sent any notice or correspondence to the Mayor and Committee which contained the information set forth in the letter dated April 17, 2020 (Exhibit B); and.

WHEREAS, the Township never received official notice of the Airport’s DA-3 application to the NJDOT for Runway 10-28 to alter the airport facility, a requirement of the applicable NJDOT regulations; and

WHEREAS, the Township was legally required to receive notification of this application from both Solberg and NJDOT, see N.J.A.C. 16:54-3.1 and N.J.A.C. 16:54-3.2; and

Resolution #R-2020-55 cont'd:

WHEREAS, one of the significant purposes of the ASZA ordinance is to alert private property owners within the air safety zone of the consequences of the extension of the zone onto their properties and to alert potential purchasers of those properties of the impact airport operations may have on them; and

WHEREAS, NJDOT regulations require notice to the Township and its residents so that private property owners can exercise their due process rights to contest the expansion of runways that impact their properties, see N.J.A.C. 16:54-3.3 and 3.5; and

WHEREAS, in light of the conflict between the NJ DOT's formal letter of February 18, 2020 identifying the recognized Airport runways and lengths, and the rather vague information sent to Airport in the letter of April 17, 2020 (Exhibit B), Township sent a letter to the NJDOT Commissioner on April 27, 2020, pointing out the inconsistencies between the letters, informing the Commissioner that the necessary regulatory procedures were not followed with regard to Runway 10-28, pointing out the potential violation of the due process rights of surrounding property owners and seeking clarification regarding the status of Runway 10-28 and the confusion raised regarding the Township's obligations in connection with adopting the ASZA ordinance (Exhibit C – on File in Clerk's Office); and

WHEREAS, the Township has significant questions regarding the official status of Runway 10/28, the location of Runway 10/28, and various environmental and planning concerns in connection with Runway 10-28; and

WHEREAS, at the May 4, 2020 meeting of the Governing Body, a representative of the Airport indicated that Runway 10-28 needed to be included in the Township's ASZA ordinance; and

WHEREAS, the Township has not yet received a response from the NJDOT to its April 27, 2020 letter; and

WHEREAS, given these concerns and the uncertain status of Runway 10/28, the Township does not believe it should further delay the introduction and adoption of ASZA ordinance to include Runway 10/28 at this time; and

WHEREAS, the ASZA regulations require the ordinance to be reviewed by NJDOT, see N.J.A.C. 16:62-2.1, and if the NJDOT advises the Township its omission of Runway 10/28 from its ordinance is inconsistent with NJDOT regulations, the Township will amend the ordinance to include Runway 10-28;

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, elects to introduce its ASZA ordinance without including Runway 10/28 for the reasons set forth herein, but will amend the ordinance to include Runway 10-28 if required by NJDOT.

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

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

The following ordinance was offered for introduction:

**ORDINANCE TO ADOPT THE REQUIREMENTS OF
THE AIR SAFETY AND ZONING ACT OF 1983, N.J.S.A. 6:1-80, et seq.,
AND ITS ACCOMPANYING REGULATIONS, N.J.A.C. 16:62-1, et seq.**

ORDINANCE #16- 2020

WHEREAS, the Air Safety and Zoning Act of 1983, N.J.S.A. 6:1-80, et seq. (“Act”), and its accompanying regulations, N.J.A.C. 16:62-1, et seq. (“Regulations”), require municipalities with a public use airport to enact an Air Safety and Zoning Ordinance in compliance with the minimum standards for the control of airport and aeronautical hazards and land use adjacent to airports, consistent with the Regulations; and

WHEREAS, the Township seeks to comply with the requirements of the Act and Regulations; and

WHEREAS, pursuant to the Act and Regulations, “Airport” means any area of land or water, or both, designed and set aside for the landing and taking-off of fixed wing aircraft, utilized or to be utilized by the general public for such purposes, publicly or privately owned, and licensed by the Commissioner as a public use airport or landing strip, or a proposed facility for which an application for a license has been submitted in complete form pursuant to N.J.A.C. 16:54 and which has been determined by the Commissioner as likely to be so licensed within one year of the determination. As used in this Ordinance, “Solberg Hunterdon Airport” shall mean and refer the public use airport in Readington Township, Hunterdon County, New Jersey; and

WHEREAS, N.J.A.C. 16:62-1.2 provides that the standards set forth in the Act and Regulations to establish “the minimum standards for the control of airport and aeronautical hazards, and standards for land-use adjacent airports, which the municipalities shall implement. These standards are minimum State standards, and municipalities may adopt more rigorous standards for control of the areas and condition under the provisions of the Municipal Land Use Law.” Therefore, nothing in this Ordinance is intended to alter, change or modify the development regulations in Chapter 148, except to the extent the Act or Regulations may conflict with the provisions of that Chapter;

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

A. General Provisions

1. Pursuant to the Act and the Regulations, and consistent therewith, this ordinance establishes minimum standards for the control of airport and aeronautical hazards and shall take precedence over any other ordinance regulations and/or requirements of the Township in conflict or inconsistent herewith.
2. Pursuant to the Act and Regulations, “Airport” means any area of land or water, or both, designed and set aside for the landing and taking-off of fixed wing aircraft, utilized or to be utilized by the general public for such purposes, publicly or privately owned, and licensed by the Commissioner as a public use airport or landing strip, or a proposed facility for which an application for a license has been submitted in complete form pursuant to N.J.A.C. 16:54 and which has been determined by the Commissioner as likely to be so licensed within one year of the determination. As used in this Ordinance, “Solberg Hunterdon Airport” shall mean and refer to the public use airport in Readington Township, Hunterdon County, New Jersey.
3. The definitions set forth in the Regulations, N.J.A.C. 16:62-1.1, are hereby incorporated into this Ordinance by reference.
4. Nothing in this Ordinance is intended to alter, change or modify the development regulations in the Township’s Land Development Ordinance, as set forth in Chapter 148 of the General Code of Readington Township (“Chapter 148”), except to the extent the Act or Regulations may conflict with the provisions of that Chapter.

Ordinance #16-2020 cont'd:

5. Exhibit 1, (On File in Clerk's Office) a letter from the New Jersey Department of Transportation to the Mayor of Readington Township, dated February 18, 2020, is attached hereto and made a part hereof.
6. Exhibit 2, (On File in Clerk's Office) consisting of a series of diagrams graphically depicting the Airport Safety Zone, the methodology for the delineation thereof and regulations relating to vertical development within the Airport Safety Zone, dated April 2020, is attached hereto and made a part hereof.
7. No person shall build, rebuild, create or cause to be built, rebuilt or created any object, structure, or plant, or cause to be planted or permit to grow any tree or vegetation, which will interfere with, diminish, change or obstruct the airspace or landing and takeoff area available for the landing and takeoff of aircraft within the air safety zone as defined in this Ordinance.
8. This Ordinance shall not require the removal or lowering or other change or alteration of any structure or tree not conforming to the rules when this ordinance was adopted, or otherwise allow interference with the continuance of any nonconforming use. No prior nonconforming structure or tree or vegetation may be increased in height or allowed to increase in height so that its nonconformance is greater than at the time when this ordinance was adopted, i.e., no such structure may be increased in height and any tree may be required to be trimmed down to its original nonconforming height.
9. Nothing in this Ordinance shall be construed as limiting the power of the Commissioner regarding the design, placement, location, or operation of airports or other aeronautical facilities.
10. This Ordinance is subject to review and approval by the Commissioner of Transportation.

B. Coordination with Other Aviation Regulatory Agencies

1. State License Required: Any airport in the Township shall maintain a current valid license from the State of New Jersey pursuant to the provisions of N.J.A.C. 16:54, "Licensing of Aeronautical and Aerospace Facilities." Failure to maintain a current valid NJ license renders any rights granted by this Ordinance invalid.
2. Conformance with State Aeronautics Regulations: Any airports in the Township shall comply with the Act, Regulations and all applicable federal and state laws and regulations relating to airports, and any local ordinances not in conflict with any superseding state or federal law. Failure to maintain conformance with such laws, regulations and ordinances renders any and all rights granted by this Ordinance invalid.
3. Conformance with Federal Aeronautics Regulations: All airports in the Township shall maintain conformance with all lawful orders, directives, and requirements of the Federal Aviation Administration, United States Department of Transportation, United States Transportation Security Agency, and the National Transportation Safety Board. Failure to maintain conformance with the aforementioned orders, directives, and requirements renders any and all rights granted by this Ordinance invalid.
4. Site Planning and Internal Layout: The site planning and internal layout of airport land uses, paving, buildings and structures shall conform to such minimum internal setback and vertical height standards as may be prescribed by the applicable regulatory airport licensing and airport certification standards promulgated by the New Jersey Department of Transportation, Division of Aeronautics, the United States Department of Transportation, Federal Aviation Administration, and Chapter 148, unless the provisions of said Chapter are inconsistent with applicable state or federal law.

Ordinance #16-2020 cont'd:

5. Airport Hazard Agreements Recognized: In the event that an airport owner or operator has a written agreement with the New Jersey Department of Transportation, Division of Aeronautics, or the United States Department of Transportation, Federal Aviation Administration, for the control of airport hazards or vertical height development, the airport owner or operator shall comply with the most protective provisions of said agreement, this Ordinance and Chapter 148, unless the provisions of this ordinance or Chapter 148 are inconsistent with applicable state and federal law.
6. Site Plan and Zoning Review Required: All airport development shall require applicable site plan approval and a zoning permit from Readington Township in accordance with the requirements of Chapter 148, unless the provisions of that Chapter are inconsistent with applicable state and federal law.
7. Informal Development Review Procedures Encouraged: Although not a requirement of this Ordinance, applicants for changes of use of airport land, new airport development, or airport redevelopment are encouraged to make full use of informal development review procedures that may be available from State and Federal regulatory entities and the Township. It shall be the policy of the Township to encourage such informal review processes to help effectuate timely and cooperative coordination between the airport and State, Federal and local levels of government.
8. Variance Procedure: No variance or other relief shall be granted by the Planning Board or Board of Adjustment that conflicts with the spatial or use regulations of the Regulations before an approved permit granting relief is issued by the New Jersey Department of Transportation (“NJDOT”). The developer of a project requiring a variance or the creation or establishment of a prohibited land use or vertical height development shall first apply for approval of the creation or establishment of a prohibited land use or vertical height development from the Township approving authority pursuant to the provisions of N.J.S.A. 40:55D-1, et seq. (the Municipal Land Use Law or “MLUL”). If the approving authority approves the creation or establishment of a prohibited land use or vertical height development, such approval shall be conditioned on the developer applying for and receiving a permit from NJDOT pursuant to the provisions of N.J.A.C. 16:62, “Air Safety and Zoning.” Construction, development or creation of any prohibited land use shall also not commence until a permit has been issued by the NJDOT and any required approvals granted by the appropriate Township agency
9. Airport to be Considered Conforming Use: To the extent established by the Act and the Regulations, Solberg-Hunterdon Airport is considered a permitted conforming use by the Township and this will be noted in its Master Plan.

C. Methodology Established by the Regulations Used to Delineate Airport Safety Zones

1. Airport safety zones shall be established for each runway at an airport.
2. Each airport safety zone shall consist of a runway zone, two runway end zones and two clear zones.
3. The overall airport safety zone for an airport is geometrically constructed by defining and locating the runway subzone and runway and each runway open to the public on an airport open to the public. The outermost borders of the subzones comprise the outermost boundary of the airport safety zone. The area within those outermost boundaries is the area regulated by the provisions of this chapter.

Ordinance #16-2020 cont'd:

4. The methodology used to delineate the overall construction and outermost boundaries of the Airport Safety Zone for an airport is further graphically depicted in Exhibit 2, which is a series of diagrams entitled “Solberg-Hunterdon Airport Safety Zone: Runway Subzone Delineation”, “Solberg-Hunterdon Airport Safety Zone: Runway End Subzone Delineation” and “Solberg-Hunterdon Airport Safety Zone: Clear Zone Delineation”. Further clarification of the application of this methodology to the specific runways of Solberg-Hunterdon Airport is provided in the diagrams in Exhibit 2 entitled “Runway 4/22 Physical End Detail”, “Runway 13/31 Physical End Detail 1”, and “Runway 13/31 Physical End Detail 2”.

D. Delineation of the Runway Subzones Pursuant to Regulations

1. The runway subzone of an airport safety zone shall consist of a rectangle having the same line and length as the runway, unless a shorter length is necessitated by limited property ownership at the airport.
2. The width of the runway subzone shall be 2,350 feet.
3. The exact length of the runway subzone shall be determined by one of the two following methods:
 - a. For most airports, the length of the runway subzone will be the same as the physical length of the runway.
 - b. If the physical end of a runway is closer than 200 feet from the property or easement line of the airport, as measured along the runway's extended center line, then the end of the runway subzone shall be defined by a line drawn perpendicular to the runway center line at a point 200 feet inside of the airport property or easement line. In this case, a portion of the runway will extend beyond the bounds of the runway subzone.
 - c. The methodology used to delineate the runway subzone of an airport safety zone is illustrated in Exhibit 2B “Solberg-Hunterdon Airport Safety Zone: Runway Subzone Delineation”, Exhibit 2G “Runway 4/22 Physical End Detail”, Exhibit 2H “Runway 13/31 Physical End Detail 1” and Exhibit 2i “Runway 13/31 Physical End Detail 2”.

E. Delineation of the Runway End Subzones Pursuant to the Regulations

1. The runway end subzones of an airport safety zone shall consist of trapezoids located at either end of the runway subzone along the flight approach and departure path.
2. Each runway end subzone shall extend 3,000 feet from the end of the runway subzone, as measured along the extended centerline of the runway.
3. The base of the runway end subzone shall be defined by the end of the runway subzone and shall have a width of 2,350 feet. The width of the runway end subzone shall narrow as the distance from the end of the runway subzone increases. Its final width shall be 850 feet.
4. The methodology used to delineate the runway end subzones of an airport safety zone is illustrated in Exhibit 2C “Solberg-Hunterdon Airport Safety Zone: Runway End Subzone Delineation”, Exhibit 2G “Runway 4/22 Physical End Detail”, Exhibit 2H “Runway 13/31 Physical End Detail 1” and Exhibit 2i “Runway 13/31 Physical End Detail 2”.

F. Delineation of Clear Zones Pursuant to the Regulations

1. The clear zones of an airport safety zone shall consist of trapezoids located within the runway end subzone along the flight approach and departure path.

Ordinance #16-2020 cont'd:

2. Each clear zone shall extend 1,000 feet from the end of the runway subzone, as measured along the extended centerline of the runway.
3. The base of the clear zone shall be co-located with the end of the runway subzone and shall have a width of 250 feet. The width of the clear zone shall increase as the distance from the end of the Runway Safety Zone increases. Its final width shall be 450 feet.
4. The methodology used to delineate the clear zones of an airport safety zone is illustrated in Exhibit 2D “Solberg-Hunterdon Airport Safety Zone: Clear Zone Delineation”, Exhibit 2G “Runway 4/22 Physical End Detail”, Exhibit 2H “Runway 13/31 Physical End Detail 1” and Exhibit 2i “Runway 13/31 Physical End Detail 2”.

G. Methodology Established by the Regulations to be Used to Define Vertical Development Allowed Within an Airport Safety Zone

1. Minimum obstruction ordinance standards establish the vertical limits up to which structures or trees may be allowed to be developed or grow within an airport safety zone.
2. Minimum obstruction ordinance standards are vertical standards measured in respect to elevations whose datum is the horizontal plane established by runway elevations. For example, if a point in an airport safety zone permits, at a specific point, development up to “X” feet, that means “X” feet above the runway horizontal plane and not “X” feet above the natural grade of the land at that point in the airport safety zone.
3. The vertical standards within the runway subzone of an airport safety zone are determined first by establishing the elevations at the runway centerlines at the ends of the runway subzone of the airport safety zone. From those elevations at the runway subzone ends, a line is run 90° outward from each side of the runway centerline for a distance of 125 feet. Within the area defined by these four points, no development is allowed above the natural grade of the soil except for runway and flight safety equipment.
 - a. The vertical standards within the remainder of the runway subzones of an airport safety zone are determined by establishing planes from the edges of the longitudinal zero-foot development restriction line, established in N.J.A.C. 16:62-3.2(b)1.ii, which slope upward and outward at a rate of seven feet horizontally to one foot vertically. This upward plane ceases when it reaches the outer longitudinal borders of the runway subzone of any airport safety zone at the elevation of 150 feet above its starting point at the longitudinal zero-foot development line. Vertical development standards for a runway subzone are illustrated in Exhibit 2E “Solberg-Hunterdon Airport Safety Zone: Vertical Development in Runway Subzones”.
4. The vertical standards within the runway end subzones of an airport safety zone area are determined by first establishing a plane with a rising slope of one foot upward to 20 feet outward from the end of the runway subzone to the outermost end of the runway end subzone. This plane is bisected by the extended runway center line and is 250 feet in total width at its innermost dimension and widens uniformly along its three-thousand-foot length so as to have a total width of 850 feet at its outermost dimension where it intersects with the outermost portion of the runway end subzone at the elevation of 150 feet above its starting point at the zero-foot development line.
 - a. The vertical standards within the remainder of the runway end subzone of an airport safety zone are determined by establishing sloping planes from the outermost longitudinal edges of the plane established in Subsection H(4) above. These planes rise upward at a rate of one foot upward to seven feet outward from the plane established in Subsection H(4) above to where they meet the outermost longitudinal boundaries of the runway end subzone at the elevation of 150 feet. Vertical development standards for runway end subzones are illustrated in Exhibit 2F “Solberg-Hunterdon Airport Safety Zone: Vertical Development in Runway End Subzones”.

Ordinance #16-2020 cont'd:

H. Permitted and Prohibited Land Uses Within an Airport Safety Zone

1. The following uses are specifically prohibited land uses by the Regulations:¹
 - a. Residential (dwelling units) not situated on a lot of at least three acres in size;
 - b. Planned unit developments and multifamily dwellings;
 - c. Hospitals;
 - d. Schools;
 - e. Above ground bulk tank storage of compressed flammable or compressed toxic gases and liquids;
 - f. Within the runway end subzones only, the above ground bulk tank storage of flammable or toxic gases and liquids;
 - g. Uses that may attract massing birds, including landfills;
 - h. Above grade major utility transmission lines and/or mains.
2. Permitted uses in the airport safety zone are those permitted in Chapter 148, except to the extent that the provisions of that Chapter may conflict with the Regulations.
3. Nothing in this ordinance is intended to alter, amend or modify the requirements of Chapter 148 for the Solberg-Hunterdon Airport, except to the extent applicable federal or state law conflicts with the provisions of that Chapter.

I. State Permit Required for Creation or Expansion of a Prohibited Land Use or Vertical Development Within an Airport Safety Area

1. Sections (I) through (M) set forth the requirements for obtaining a permit for construction or development within an airport safety zone from the New Jersey Department of Transportation (“Department”), Division of Aeronautics (“Division”), pursuant to the requirements of N.J.A.C. 16:62-6.1 – 6.5. All references to the “Commissioner” or “Director” refer to NJDOT positions as used by the Regulations.
2. No person may commence the construction or development of any structure, land use, or condition within an airport safety zone inconsistent with the Regulations unless first applying for and obtaining from the Commissioner a permit for creation or establishment of a nonconforming use or vertical height development within an airport safety zone upon the Commissioner’s determination that:
 - a. An application in conformance with the provisions of this Regulations has been properly submitted;
 - b. A conditional development approval has been granted by the appropriate Township agency, if required;
 - c. The creation of the prohibited land use or vertical height development will not, in fact, create an additional airport hazard limiting the size of the area available for landing, taking off and maneuvering of aircraft;
 - d. Creation or establishment of the prohibited land use or vertical height development will not harm the public health, safety and welfare.

¹ Note: the zoning requirements of Chapter 148 establish more restrictive zoning requirements for land use development in the airport safety zone, subject to any conflicting state and federal regulations.

Ordinance #16-2020 cont'd:

3. No person may commence the construction or development of any structure, land use, or condition which is contrary to the standards of the Regulations without a valid permit issued by the Commissioner.
4. In considering an application for a permit, the Director may confer with and seek additional information from the applicant or any other interested party, agency, or governmental organization.
5. In considering an application for a permit, the Director may confer with and seek additional information from the applicant or any other interested party, agency or governmental organization.
6. In the review of an application, the Director may take into consideration any factor relevant to the hardship demonstrated by the applicant and any information relevant to the public health, safety and welfare.

J. Municipal Approval

1. A developer of a project requiring creation or establishment of a land use or vertical height development prohibited by the Regulations shall first apply for development approval from the appropriate Township agency. If the Township agency approves of the development, that approval shall be conditioned on the developer applying for and receiving a permit from the Commissioner. Construction, development or creation of any prohibited land use shall not commence until a permit has been issued by the Commissioner.
2. As provided in the Regulations, an application for a permit will only be considered by the Department if accompanied by a letter from the Township requesting the permit.
3. Any person proposing to the Commissioner to create or establish a prohibited land use or vertical height development in a designated airport safety zone not subject to municipal ordinances established in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) shall present the proposed development to the municipal governing body, which shall be considered by it for purposes of compliance in accordance with the Regulations, including public safety, health and welfare and applicable law.

K. State Permit Application Requirements

1. To be considered complete, an application to the Department for a permit for creation of a land use or vertical height development prohibited by the regulations within an airport hazard area must include the following:
 - a. Copies of a completed permit application form.
 - b. A letter requesting issuance of a permit from the Township agency having jurisdiction, together with a copy of the conditional approval for development granted by the appropriate municipal agency, if required;
 - c. A detailed statement of the hardship condition necessitating the application for variance or relief, and a showing that the public health, safety and welfare will not be harmed by the creation of the prohibited land use or vertical height development;
 - d. Certification that the applicable airport owner(s) or authority were notified of the permit application by registered mail;
 - e. Submission of a nonrefundable permit application fee of \$75;

Ordinance #16-2020 cont'd:

- f. Submission of site plans, specifications and construction drawings detailing the substance of the proposed development for which a permit is sought from the Commissioner. Site plans shall bear the raised seal of a New Jersey licensed professional engineer, professional planner, land surveyor or architect and shall show the location of property lines, the location of runways, the boundaries of the airport safety zone, and elevations of proposed development showing where and by what amount the development exceeds the minimum standards for vertical development adopted under this ordinance;
 - g. Any other material deemed necessary to the permit application by the Director.
2. Applications for permits issued under the provisions of this chapter and correspondence to the Department relating to the provisions of this section should be forwarded to the following address:

New Jersey Department of Transportation
Division of Aeronautics
Air Safety and Zoning Permits
1035 Parkway Avenue — CN 600
Trenton, New Jersey 08625

L. Permit Review Procedures by the Commissioner of Transportation

1. As provided in the Regulations, for routine applications, review of an application shall be completed by the Division within 90 days of the date on which an application is accepted as complete.
2. As provided in the Regulations, non-routine cases requiring the review or approval of a federal agency or any other state agency prior to issuance of a permit, shall be conducted in as timely a fashion as possible. The Director shall notify the applicant of a delay in the review process necessitated by another agency's involvement. The notification shall be provided prior to 90 days following the date of acceptance of a complete application and shall include an estimate of the date by which a completion of the review process can be anticipated.
3. As provided in the Regulations, for routine cases not requiring review by other agencies, the Division may, at its discretion, extend the ninety-day review period by 30 days if determined necessary to complete the review process. The applicant and affected municipality shall be notified of this extension by the Department at least 15 days prior to the expiration of the ninety-day period.
4. As provided in the Regulations, following review of an application by the Division, the Director shall determine whether to recommend to the Commissioner that the permit be granted or denied.
5. As provided in the Regulations, if the Director recommends denial, the applicant and municipal agency will be notified within five working days of the date of decision. An applicant who has been so notified by the Director may request an appeal before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1, et seq., and N.J.A.C. 1:1. The applicant shall notify the Division by certified mail within 14 calendar days of notification of denial that an appeal will be forwarded to the Office of Administrative Law.
6. As provided in the Regulations, pursuant to N.J.S.A. 52:14B-1, et seq., and N.J.A.C. 1:1, a final determination to either deny or grant the permit application will be made by the Commissioner subsequent to the filing of an initial decision by the Administrative Law Judge who conducted the hearing.

Ordinance #16-2020 cont'd:

M. Permit Application Decisions by the Commissioner

1. As provided in the regulations, the Commissioner may take one of the following actions:
 - a. Approve the application as submitted. The applicant will receive a permit which shall be effective during the same period as the development approval granted by the municipal agency. The Department will mail a copy of the permit to the applicant and municipal agency within five working days of the date of approval;
 - b. Deny the application. The Department will mail a copy of the permit denial to the applicant and municipal agency within five working days of the date of decision;
 - c. Phased or partial approval. Where conditions warrant, the Commissioner may provide for a phased approval of an application. The Commissioner may also approve part of an application and deny the remainder. The nature of approvals granted, and the denials shall be transmitted to the applicant and municipal agency within five working days;
 - d. Any applicant whose application was recommended for denial by the Director. An applicant who has been so notified by the Director may request an appearance before the Office of Administrative Law pursuant to N.J.S.A. 52:14B-1, et seq., and N.J.A.C. 17:27.

N. Notice to Prospective Buyers

1. Pursuant to N.J.S.A. 6:1-85.2, any person who sells or transfers property in the Airport Safety Zone and appearing on a municipal map used for tax purposes shall provide notice to a prospective buyer that the property is located in an Airport Safety Zone, prior to the signing of a contract of sale. Failure to provide such notice may result in the suspension or revocation of the person's license to engage in real estate sales or other appropriate disciplinary action by the New Jersey Real Estate Commission in the case of a person subject to the jurisdiction of the Commission as provided by N.J.S.A. 6:1-85.2.
- O.** The preambles recited in the “Whereas” portions above are made part of this Ordinance as if fully set forth herein.
- P.** The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.
- Q.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
- R.** 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.
- S.** 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 Mrs. Fort to introduce this ordinance, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Nay
Mayor Heller	- Aye

The Public Hearing was scheduled for June 15, 2020 at 7:45 p.m.

2. *Special Event Permit Application for Festival of Ballooning*

Mayor Heller reiterated that this application previously discussed at the last meeting cannot be heard until the Governor has lifted the executive order which prohibits mass gatherings and proposed tabling this matter until that time. The Committee agreed that Ken Staats, Chief Operating Officer of the Festival of Ballooning, should advise the Committee at the appropriate time to list this matter again.

NEW BUSINESS

- 1. *An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create a New Zoning District also known as Age-Restricted Affordable Housing - 3 District (ARAH-3)***

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV "DISTRICT REGULATIONS" OF CHAPTER 148 "LAND DEVELOPMENT", TO CREATE A NEW ZONING DISTRICT ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-3 DISTRICT (ARAH-3)

ORDINANCE #17- 2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the "Age-Restricted Affordable Housing-3(ARAH-3) District" as an additional district and to establish a new sub-section, Sec. Chapter 148-27.____ to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Age-Restricted Affordable Housing-3 (ARAH-3) District for Block 21.05, Lot 2.

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled "District Regulations" is hereby amended to add the following new section:

Sec. 148-27.____. Age-Restricted Affordable Housing-3(ARAH-3)

A. Applicability

The use, bulk, design and performance standards of the ARAH-3 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-3 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The ARAH-3 District includes the entirety of Block 21.05 Lot 2, which is owned by the Township of Readington. This zone contains the existing Stephen A. Mirota Senior Residence, consisting of 60 affordable senior rental apartments and provides for the development of an additional 80 age-restricted affordable rental apartments in association with the existing Mirota complex.

C. Permitted Principal Uses.

(1) Age-restricted multi-family apartments. Age-restricted dwellings shall be age-restricted 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.

Ordinance #17-2020 cont'd:

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.
- (9) Accessory uses customarily incidental to the principal use.

E. Area and Yard Requirements

- (1) Maximum number of total dwelling units: 140, consisting of 60 existing and 80 additional
- (2) Maximum building height: 50 feet and 3 stories
- (3) Minimum front yard setback: 40 feet
- (4) Minimum rear yard setback: 50feet
- (5) Minimum side yard setback: 20 feet
- (6) Maximum impervious coverage: 80%
- (7) Maximum building coverage: 65%

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: 20 feet except where connectivity to adjacent properties or streets is necessary.
- (3) Minimum side and rear yard setback for off-street parking: 20 feet

G. 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.

Ordinance #17-2020 cont'd:

- (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 two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.
- (c) Illumination at property lines shall not exceed one-tenth (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 twelve (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 two permanent freestanding project identification signs located at the entrance to the project. Such signs shall be set back at least 3 feet from any property line, shall not exceed 32 square feet in sign area and shall not exceed 5 feet in height.
- (b) Directional Signs: Up to 2 directional signs shall be allowed at each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 4 square feet in sign area and shall not exceed 4 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.
- (d) Residential building identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be integrated within the architecture of the buildings.

H. Affordable Housing.

- (1) Minimum number of affordable dwelling units: 140, consisting of 60 existing and 80 additional
- (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.

Ordinance #17-2020 cont'd:

- (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.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 50-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.

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

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

SECTION V. If any provisions 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 ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

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

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

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

The Public Hearing was scheduled for June 15, 2020 at 7:45 p.m.

2. ***An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development", to Create a New Inclusionary Housing Zone also known as Multi-Family Affordable Housing-3 (MFAH-3)***

Mr. Albanese advised that this is the Township's effort to provide reasonable opportunities to meet the affordable housing obligations.

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV "DISTRICT REGULATIONS" OF CHAPTER 148 "LAND DEVELOPMENT", TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS MULTI-FAMILY AFFORDABLE HOUSING-3 (MFAH-3)

ORDINANCE #18-2020

BE IT ORDAINED by the Township Committee of the Township of Readington, Hunterdon County, New Jersey, that Article IV (District Regulations) is hereby amended to establish the "Multi-Family Affordable Housing-3(MFAH-3) District" as an additional district, to establish a new sub-section, Sec. 148-27.____ to provide zoning requirements and to amend the Zoning Map to provide for said district as follows:

SECTION I. Section 148-11 (Zoning Map) is hereby amended to add the Multi-Family Affordable Housing-3 (MFAH-3) District for Block 21.13, Lots 12, 13 & 14

SECTION II. Chapter 148, Article IV of the Code of the Township of Readington entitled "District Regulations" is hereby amended to add the following new section:

Sec. 148-27____. Multi-Family Affordable Housing-3 (MFAH-3)

A. Applicability

The use, bulk, design and performance standards of the MFAH-3 District constitute an overlay zoning district for the creation of market-rate and affordable housing. The land development rights as articulated herein are contingent upon the availability of public sanitary sewer service to accommodate all development within the zone. In such a case, the standards herein shall supersede the zoning provisions of the Readington Township Land Use Development Ordinance (Chapter 148). However, where the regulations and standards of the MFAH-3 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The MFAH-3 District provides for the development of multifamily residential land uses with a portion of such housing restricted to occupancy by households of very low, low and moderate income. As an inclusionary zone, MFAH-3 provides for a gross density of 6.0 dwelling units per acre and that either 15% (rental) or 20% (for-sale) of the total number of dwelling units developed be available to qualifying households. The MFAH-3 Zone will create 41 affordable dwelling units.

C. Requirement for use of MFAH-3 regulations

Prior to making an application for development pursuant to the regulations herein, a developer shall demonstrate that there is adequate public sanitary sewer capacity to develop all permitted and required uses within the zone and that such capacity has been allocated to said developer by the body holding authority over such allocations. No development applications will be processed by the Township that fail to comply with this threshold provision prior to application.

D. Permitted Principal Uses.

- (1) Multifamily apartments

Ordinance #18-2020 cont'd:

E. Permitted Accessory Uses.

- (1) Active common recreational facilities for the use and enjoyment of residents and their guests, including, but not limited to pools, tennis courts, tot lots, fitness trails and bikeways. “Sports” lighting (high-mast, high illumination) is not permitted for these facilities.
- (2) Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
- (3) Patios.
- (4) Fences and walls as regulated in Article VI.
- (5) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (6) Private garages and off-street parking.
- (7) Signs.
- (8) Site Furnishings (seating, trash & recycling enclosures, etc).
- (9) Conservation, open space and public purpose uses.
- (10) Accessory uses on the same lot and customarily incidental to a principal use.
- (11) Stormwater Management, Sanitary Sewer Facilities including treatment and disposal, and other public or private utilities.

F. Tract Requirements

- (1) Minimum Tract Size: The minimum tract size shall be equal to the tract size of Block 21.13, Lots 12, 13 and 14. 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.
- (2) Maximum permitted gross density: 6.0 DU/Acre
- (3) Minimum required number of affordable dwelling units: 41
- (4) Maximum building coverage for tract: 20%.
- (5) Maximum impervious coverage for tract: 50%.
- (6) Minimum tract boundary setback and buffer: 25 feet
- (7) Minimum building setback from community amenity: 75 feet (not applicable to paths, walks and seating)

G. Area and Yard Requirements for Dwelling Types

- (1) Apartments
 - (a) Maximum height: 45 feet and 3 stories
 - (b) Maximum dwelling units per building: 30
 - (c) Minimum distance between buildings:
 - [1] Front-to-front: 60 feet
 - [2] Front-to-side: 40 feet
 - [3] Side-to-side: 30 feet
 - [4] Rear-to-rear: 40 feet

Ordinance #18-2020 cont'd:

(d) Minimum setback to sidewalk, street right-of-way, access driveway or parking area: 15 feet

(2) Permitted building encroachments for residential buildings.

(a) Entry steps, covered entries, porches and decks projecting no more than 6 feet from an exterior building wall are permitted to encroach up to 6 feet in a front, rear or side setback.

(b) Bay windows and chimneys projecting no more than 2 feet from an exterior building wall are permitted in a front, rear or side setback.

(3) Community building

(a) Maximum height: 25 feet and 1 ½ stories

(b) Setbacks shall conform to those applicable to apartments

H. Parking and Circulation.

(1) Parking shall be provided, and circulation elements (such as streets and thoroughfares) shall be designed, to comply with the New Jersey Residential Site Improvement Standards (RSIS N.J.A.C. 5:21).

(2) Parking areas and driveways shall be located a minimum of 25 feet from any tract boundary, except where connectivity to adjacent properties or streets is necessary.

(3) All streets, thoroughfares and parking areas shall be owned and maintained by a private entity.

(4) Townhouse units shall utilize rear lanes/alleys for vehicular access to parking.

(5) Townhouses shall provide at least one on-site parking space within an enclosed garage located in the rear yard with access from a lane/alley.

(6) Townhouse parking may occur within the driveway leading to a garage, in which case said garage shall be set back no less than 20 feet from curb or between the garage door and a sidewalk, whichever distance is less, to accommodate a car without projecting into the right-of-way.

(7) While off-street parking is preferred, on-street parking may be delineated, calculated and included towards meeting the RSIS requirements. No striping of on-street parking is required.

(8) Off-street parking may be located beneath the ground floor provided:

(a) It is accessible only from the building elevation opposite from street frontage; and

(b) The parking area beneath the building is not visible from a street.

I. Open Space.

(1) Minimum: 25% of the tract area

(2) Permitted open space uses:

(a) Conservation

(b) Passive recreation

(c) Active recreation

(3) The stormwater management and sanitary sewer systems may be located in open space and the land area of any detention or retention basin may be counted toward the minimum open space area requirements.

Ordinance #18-2020 cont'd:

J. 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. The purpose of these building design standards is to ensure that the design of townhouse and apartment buildings promotes a desirable visual and spatial environment.

(a) Design standards applicable to all buildings:

[1] Buildings shall have a gable or hipped roof.

[2] 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.

[3] Primary roofs shall have a minimum pitch of 6/12.

[4] Secondary roofs may have a pitch below 4/12.

[5] Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.

[6] Balconies and patios shall be designed as integral subcomponents of the building facade.

[7] Cantilevered balconies are not permitted.

(b) Apartment Standards.

[1] Buildings shall be designed to create a unified architectural theme, in terms of design, composition, color, materials and elements.

[2] Storage. For each apartment, in addition to any storage areas contained within the unit, there shall be provided 200 cubic feet of storage in a conveniently accessible area, either within the apartment 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 two tenths (0.2) foot-candle. The ratio between maximum foot-candles and average foot-candles shall be no greater than 20 to 1.

(c) Illumination at property lines shall not exceed one-tenth (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 twelve (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.

Ordinance #18-2020 cont'd:

(3) Signs

- (a) Neighborhood Identification: There may be a maximum of 1 permanent freestanding neighborhood identification sign located at the entrance to the community. Neighborhood identification signs shall be set back at least 3 feet from any property line, shall not exceed 60 square feet in sign area and shall not exceed 5 feet in height. Neighborhood identification signs may be mounted on brick or masonry walls or buildings.
- (b) Community/Recreation/Clubhouse Building: The community/recreation/clubhouse building may have 1 wall identification sign. The permanent wall identification sign shall not exceed 20 square feet in sign area.
- (c) Directional Signs: Up to 2 directional signs shall be allowed on each driveway frontage from which vehicular access is derived. A directional sign shall not exceed 6 square feet in sign area and shall not exceed 6 feet in height. A directional sign shall be set back from any lot line by at least 3 feet.
- (d) Residential Building Identification: Each residential building may have up to 2 attached identification signs. The maximum sign area of each shall not exceed 6 square feet. Such signs shall be appropriately integrated within the architecture of the buildings.

(4) Open Space

- (a) Open spaces shall be planted with double rows of shade trees along thoroughfare frontages.
- (b) A detailed site plan for open spaces shall be submitted for review and approval.
- (c) Common open space shall be provided, and shall include at a minimum:
 - [1] Children's play area
 - [2] Community building, which may include, but is not limited to, a clubhouse, leasing office, and model, of which a minimum of 2,500 square feet
 - [3] Central open space for passive uses.
- (d) Stormwater facilities shall not impede function of open space.

K. Affordable Housing.

- (1) Minimum required number of affordable dwelling units: 41
- (2) Minimum percentage of affordable dwellings: 15% (rental) or 20% (for sale) of the total number of dwelling units.
- (3) Affordable dwelling units shall be constructed and sold or 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 up shall not exceed maximum of 50% of all affordable units.

Ordinance #18-2020 cont'd:

- (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.
- (6) The range of affordability, pricing and rent of units, affirmative marketing, 30-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.

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

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

SECTION V. If any provisions 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 ordinance or judgment shall not affect, impair or invalidate the remainder of any such article, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are declared to be severable.

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

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

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

The Public Hearing was scheduled for June 15, 2020 at 7:45 p.m.

- 3. ***Bond Ordinance Providing for Various Capital Improvements in and by the Township of Readington, in the County of Hunterdon, New Jersey Appropriating \$ 716,000 therefore and Authorizing the Issuance of \$680,200 Bonds or Notes of the Township to Finance Part of the Cost thereof***

The following ordinance was offered for introduction:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$716,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$680,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #19-2020

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. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$716,000, including a grant in the amount of \$175,000 expected to be received from the State of New Jersey Department of Transportation for the purpose described in Section 3(a) and a grant in the amount of \$110,000 expected to be received from the State of New Jersey Department of Transportation for the purpose described in Section 3(b) (collectively, the "State Grants") and further including the aggregate sum of \$35,800 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and in anticipation of receipt of the State Grants, negotiable bonds are hereby authorized to be issued in the principal amount of \$680,200 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

Ordinance #19-2020 cont'd:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Milling and paving of Old Highway 28, including all work and materials necessary therefor and incidental thereto.	\$456,000 (includes the \$175,000 State of New Jersey Department of Transportation Grant)	\$433,200	10 years
b) Milling and paving of School Road Extension, including all work and materials necessary therefor and incidental thereto.	\$120,000 (includes the \$110,000 State of New Jersey Department of Transportation Grant)	\$114,000	10 years
c) Renovations to the basketball court at Pickell Park, including all work and materials necessary therefor and incidental thereto.	\$58,000	\$55,100	15 years
d) Roof repairs to the Municipal Building, including all work and materials necessary therefor and incidental thereto.	<u>\$82,000</u>	<u>\$77,900</u>	15 years
Total	<u>\$716,000</u>	<u>\$680,200</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations.

Ordinance #19-2020 cont'd:

All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. 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 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.97 years.

Ordinance #19-2020 cont'd:

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$680,200, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$60,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule.

Ordinance #19-2020 cont'd:

In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. 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 Mrs. Fort and on Roll Call vote the following was recorded:

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

The Public Hearing was scheduled for June 1, 2020 at 7:45 p.m.

4. ***Request to Install a 20' x 40' Tent on the Ryland Inn Premises from April through October***

Mayor Heller indicated that the Ryland has requested permission to install a tent on the property to host restaurant events during the spring and summer months. Mayor Heller stated that until the restrictions of mass gatherings have been lifted, the request cannot be considered at this time. Mrs. Fort added that this request should also be considered by the Historic Preservation Commission prior to any approval. The Committee concurred that a letter be drafted advising the Ryland Inn that the request cannot be approved due to the constriction of social gatherings and permission must first be granted from the Historic Preservation Commission.

5. ***Request for Funding Flower Planter Arrangements along Main Street, Whitehouse Station***

A ***MOTION*** was made by Mr. Smith to approve the funding of \$1,500 for the planters, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

6. ***Resolution to Lower Speed Limits and Relocation of Signage through the Village of Stanton***

The following resolution was offered for consideration:

#R-2020-56

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Township Committee of the Township of Readington wishes to seek reduce the speed limit and relocate signage through the Village of Stanton; and

WHEREAS, the Township Committee requests that the Board of Chosen Freeholders approve lowering the speed limit from 40 mph to 30 mph on Route 629 through the Village of Stanton and relocate the 40 mph signage to be 200 to 250 feet west of Stanton and relocate the 25 mph warning signage as the sign is too close inside the village to make it effective to warn passing motorists; and

NOW THEREFORE BE IT RESOLVED, that the Township of Readington commits the Readington Township Police Department to work with the County so speed limit signage is updated as needed and on an agreed schedule to accomplish these changes.

BE IT FUTHER RESOLVED, that the Municipal Clerk is directed to provide a copy of this resolution to the Hunterdon County Engineer, the Hunterdon County Board of Chosen Freeholders and Readington Township Chief of Police.

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

7. ***Resolution for Alternatives to Proposed Roundabout***

The following resolution was offered for consideration:

#R-2020-57

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Township Committee of the Township of Readington wishes to seek alternative options to the proposed roundabout at the intersection of Route 523 and Route 629; and

WHEREAS, the Township Committee requests that the Hunterdon County Board of Chosen Freeholders approve lowering the speed limit from 40 mph to 35 mph on Route 523 through the Route 629 intersection and update the requisite signage, including flashing signs on Route 523; and

NOW THEREFORE BE IT RESOLVED, that the Township of Readington commits the Readington Township Police Department to enforce the newly designated speed limits once all signage has been updated and is in place; and

BE IT FURTHER RESOLVED, that the Township of Readington commits the Readington Township Police Department to collect accident and speed limit enforcement data over a 90 day period once enforcement is in full effect and provide the data to the Hunterdon County Engineer's office.

BE IT FUTHER RESOLVED, that the Municipal Clerk is directed to provide a copy of this resolution to the Hunterdon County Engineer, the Hunterdon County Board of Chosen Freeholders and Readington Township Chief of Police.

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

8. * *Resolution to Approve of 2019 LOSAP List*

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.

JOHN ALBANESE

Mr. Albanese reported that Recreation is continuing with planned stay at home activities for the community. Mr. Albanese added that Team Camp has been cancelled for the season; however, the Recreation Department is looking to safely implement a summer recreation camp. Mr. Albanese further announced parks, including tennis courts are open but the playgrounds, dog parks and playing fields remain closed.

Mr. Albanese also reported that on Wednesday morning, he along with Social Services Director Chris Dey and Office of Emergency Management Coordinator Frank Venezia will be distributing good at the Starfish program.

BETTY ANN FORT

Mrs. Fort reported that although the Memorial Day Parade has been cancelled there will be a small ceremony at the flagpole involving Emergency Services representatives to place wreaths at the monument.

Administrator Mekovetz added that the Library will be offering curbside pickup for library books.

JUERGEN HUELSEBUSCH

Mr. Hulsebusch thanked those volunteers continuing to work on the Open Space trails.

BENJAMIN SMITH

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

JONATHAN HELLER

Mayor Heller thanked all Emergency Service workers for continuing to provide their services during these difficult times.

COMMENTS FROM THE PUBLIC

Mr. Broten, Dogwood Drive, commented on the capital improvement ordinance, opining that it is bordering on unconscionable to continue to acquire open space when Township roads are in need of repair, further questioning, in light of the current situation, if the State will even be able to provide the aid.

Mario Orlandi, Dreahook Road, read a statement on behalf of the Readington Citizens for Roundabout Alternatives with regard to the effort to reduce and enforce the speed limit throughout the 523/629 intersection.

David Owen, County Road, endorsed the comments made by Mr. Orlandi and also thanked the Committee for all they are doing throughout these unusual circumstances.

Bob Schoenfeld, Oldwick Road, commented on the 90 day review period proposed in the resolution for alternatives to the proposed roundabout adopted this evening and also inquired whether the County would be paying for the cost of the speed limit signs.

COMMENTS FROM THE GOVERNING BODY

Mayor Heller encouraged everyone to continue practicing safe social distancing.

Mayor Heller also commented that currently the Township has a 74% volunteer participation rate in the census taking and reminded everyone, if they have not already done so, to partake in the census.

As there was no further business, ***A MOTION*** was made by Mr. Albanese at 8:40 p.m. to adjourn the meeting, seconded by Mrs. Fort with vote of ayes all, nays none recorded.

Respectfully Submitted:

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