

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING – JUNE 1, 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, Engineer O'Brien

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

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

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

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Oakland Pump Station.....	Contract Negotiations	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Executive Session Minutes..... May 18, 2020	Attorney-Client Privilege.....	“ “ “
Attorney-Client Privilege.....	Attorney-Client Privilege.....	“ “ “
Affordable Housing..... • Contract Negotiations / Habitat for Humanity	Potential 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 / Oakland Pump Station

Mayor Heller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / May 18, 2020

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of May 18, 2020 for content only, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Heller stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / Habitat for Humanity

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.

Mr. Broten, Dogwood Drive, requested to remove *Payment of Bills* from the Consent Agenda.

- 1.* **APPROVAL OF MINUTES** of meeting of May 18, 2020
- 2.* **Tax Lien Redemption**

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 4, Lot 43 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

Tax Lien Redemption Resolution cont'd:

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$702.68, plus a premium paid in the amount of \$100.00, known as Tax Sale Certificate #2019-004, to the lienholder, FIG Cust FIGNJ19LLC & Sec Pty.

3.* Tax Lien Redemption

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 95, Lot 12.130 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$685.88, plus a premium paid in the amount of \$1,200.00, known as Tax Sale Certificate #2019-022, to the lienholder, Stuart Lasher.

4. **** Release of Soil Witness Fees / Block 55, Lot 13.19 (Armstrong)***
5. **** Release of Soil Witness Fees / Block 46, Lot 10.08 (Rosenblatt)***
6. ****Resolution Authorizing the Tax Collector to Process 3rd Quarter "Estimated" Tax Bills, Due August 1, 2020***

The following resolution was offered for consideration:

#R-2020-58

***RESOLUTION AUTHORIZING THE TAX COLLECTOR TO PROCESS
3RD QUARTER "ESTIMATED" TAX BILLS, DUE AUGUST 1, 2020***

WHEREAS, in light of the disruption caused by the coronavirus outbreak, the State delayed the adoption of the State Fiscal Year 2021 Budget to September 30, 2020; and

WHEREAS, the Division of Local Government Services (DLGS) cannot certify State Aid allocations to municipal budgets until State Aid Appropriations are known; and

WHEREAS, the DLGS cannot approve municipal budgets and the County Board of Taxation cannot certify taxes until long after the June 30, 2020 deadline to process 3rd quarter tax bills due August 1, 2020; and

WHEREAS, without an adopted 2020 Municipal Budget and without a 2020 Certified Tax Rate, the Tax Collector cannot process the final 2020 Tax Levy; and

Resolution #R-2020-58 cont'd:

WHEREAS, the DLGS “strongly recommends” under Local Finance Notice 2020-07 “that municipalities prepare to issue estimated property tax bills for 2020”; and

WHEREAS, the Tax Collector, in consultation with the Chief Financial Officer, computed and certified an estimated Tax Levy necessary to bill 3rd quarter taxes due August 1, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the Township of Readington, in the County of Hunterdon and State of New Jersey on this 1st day of June, 2020 that the Tax Collector is hereby authorized and directed to process estimated tax bills for the 3rd quarterly installment of 2020 taxes; and

BE IT FURTHER RESOLVED that the 3rd quarterly installment of 2020 taxes shall not be subject to interest until the later of August 10, 2020 or the twenty-fifth (25) calendar day after the date the estimated tax bills were mailed. The estimated tax bills shall contain a notice specifying the date on which interest will begin to accrue.

A MOTION was made by Mr. Albanese to approve the Consent Agenda (with the removal of the bill list), 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

There were none.

PUBLIC HEARINGS

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

Clerk read by Title:

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

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

Mr. Smith stated that when the budget was approved it was discussed that when bonding, the Township would put the usual 5% down plus \$250,000 and only bond for the remainder. Mr. Smith continued that currently this ordinance only stipulates the 5% down; therefore, the ordinance would have to be rescinded and reintroduced as a new ordinance to include the additional \$250,000 deposit.

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

Mr. Broten, Dogwood Drive, inquired if the state aid funding for reimbursement has already been appropriated.

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

Clerk read by Title:

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

A ***MOTION*** was made by Mr. Smith to *defeat* this ordinance and re-introduce the new ordinance to amend the deposit amount, 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:

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 \$430,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #20-2020

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 \$285,800 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.

Ordinance #20-2020 cont'd:

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 \$430,200 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:

<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)	\$273,000	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)	\$71,500	10 years
c) Renovations to the basketball court at Pickell Park, including all work and materials necessary therefor and incidental thereto.	\$58,000	\$35,000	15 years
d) Roof repairs to the Municipal Building, including all work and materials necessary therefor and incidental thereto.	<u>\$82,000</u>	\$50,700	15 years
Total	<u>\$716,000</u>	<u>\$430,200</u>	

Ordinance #20-2020 cont'd:

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. 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:

Ordinance #20-2020 cont'd:

(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 10.99 years.

(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 \$430,200, 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.

Ordinance #20-2020 cont'd:

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. 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. Smith 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	- Aye
Mayor Heller	- Aye

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

CORRESPONDENCE / OTHER INFORMATION

1. **Notice of Virtual Hearing of the Readington Township Planning Board from Guliet Hirsch, Esq., Archer & Greine,r P.C. regarding the Amended Preliminary Site Plan and Amended Final Site Plan of Pleasant Run, LLC (Profeta Farms).** No action taken.
2. Letter dated May 27, 2020 from Maggie Schmitt, Township Clerk, Township of Branchburg regarding **An Ordinance Amending the Township of Branchburg Land Development Ordinance Minimum Setback and Buffer Requirements for Properties in the I-1, I-2 and I-3 Industrial Zones that Border Residential Zones and Uses.** No action taken.

NEW BUSINESS

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

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 AGE-RESTRICTED AFFORDABLE HOUSING-1 DISTRICT (ARAH-1)

ORDINANCE #21-2020

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-1 (ARAH-1) 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 Age Restricted Affordable Housing-1 (ARAH-1) District for Block 15, Lot 28.

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

148-27. __ Age-Restricted Affordable Housing-1 (ARAH-1)

A. Applicability

The use, bulk, design and performance standards of the ARAH-1 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-1 are silent, the standards of Chapter 148 shall apply.

B. Purpose

The tract subject to the ARAH-1 district regulations contains an existing private 18-hole golf course that straddles the Readington Township and Branchburg Township border. The ARAH-1 District is intended to provide for the redevelopment of the site for 100% age-restricted housing with a portion of such housing restricted to occupancy by households of very low, low and moderate income. Redevelopment shall be substantially consistent with the "Open Space Concept Plan", Fox Hollow Golf Club, Block 15, Lot 28 Readington Township, Block 5.11 Lot 2 Branchburg Township, prepared by Gladstone Design dated September 3, 2019, revised March 16, 2020 ("Concept Plan"), which is attached as an exhibit to this ordinance. The ARAH-1 Zone shall provide for no more than 240 total dwelling units of which 48 shall be affordable dwelling units.

C. Permitted Principal Uses.

- (1) Age-restricted housing required. All 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. Such restrictions shall require that one member of a couple be at least 55 years of age and that no permanent resident may be younger than 19 years old and that a member of a couple, at least one of whom is at least 55 years old, may be younger than 55. Notwithstanding, up to 15% of the dwellings in the development may be owned and/or occupied by families, at least one member of which has attained the age of 45, and no permanent resident of the dwelling shall be under 19.

Ordinance #21-2020 cont'd:

- (2) Detached single-family dwellings.
- (3) Townhouses.
- (4) Multi-family apartments
- (5) Group homes.
- (6) Public and private open space, recreation and parks.
- (7) Community residences for the developmentally disabled, community shelters for victims of domestic violence, community residences for the terminally ill and community residences for persons with head injuries.

D. 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 appurtenant to an Age Restricted affordable housing development

E. Tract Requirements

- (1) **Minimum Tract Size:** The minimum tract size shall be equal to the tract size of Block 15, Lot 28. 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 Number of Dwelling Units:** 240 dwellings.
- (3) **Maximum Building Coverage for Tract:** 20%.
- (4) **Maximum Impervious Coverage for Tract:** 35%.
- (5) **Minimum Tract Boundary Setback and Buffer:** 25 feet (market –rate DU); 20’ AHDU
- (6) **Minimum Building Setback from Community Amenity:** 75 feet (not applicable to paths, walks and seating)

Ordinance #21-2020 cont'd:

F. Area and Yard Requirements for Dwelling Types

(1) Single-family detached dwellings.

- (a) Maximum height: 35 feet and 2 ½ stories
- (b) Minimum lot area: 6,000 square feet
- (c) Minimum lot frontage: 55 feet
- (d) Minimum lot depth: 75 feet
- (e) Minimum side yard: 5' one side/15 feet combined
- (f) Minimum front yard: 20 feet
- (g) Minimum rear yard: 20 feet
- (h) Maximum impervious coverage: 65%
- (i) Maximum building coverage: 50%

(2) Market-Rate Townhouses

- (a) Maximum height: 35 feet and 2 ½ stories
- (b) Maximum dwelling units per building: 8
- (c) Minimum lot area: 3,200 square feet
- (d) Minimum lot frontage: 28 feet
- (e) Minimum lot depth: 75 feet
- (f) Minimum side yard: 10 feet
- (g) Minimum front yard: 20 feet; for corner lots one front yard may be 15 ft
- (h) Minimum rear yard: 20 feet
- (i) Maximum impervious coverage: 85%
- (j) Maximum building coverage: 65%

(3) Affordable Townhouses

- (a) Maximum height: 35 feet and 2 ½ stories
- (b) Maximum dwelling units per building: 8
- (c) Minimum lot area: 2,400 square feet
- (d) Minimum lot frontage: 28 feet
- (e) Minimum lot depth: 75 feet
- (f) Minimum side yard: 10 feet
- (g) Minimum front yard: 20 feet; for corner lots one front yard may be 15 ft
- (h) Minimum rear yard: 20 feet
- (i) Maximum impervious coverage: 90%
- (j) Maximum building coverage: 65%

(4) Apartments and Group Homes

- (a) Maximum height: 45 feet and 3 stories
- (b) Maximum dwelling units per building: 24 dwellings.
- (c) Minimum distance between buildings:
 - i. Front-to-front: 40 feet
 - ii. Front-to-side: 20 feet
 - iii. Side-to-side: 30 feet

Ordinance #21-2020 cont'd:

- iv. Rear-to-rear: 40 feet
 - (d) Minimum setback to sidewalk, street right-of-way, access driveway or parking area: 10 feet
 - (e) Maximum impervious coverage: 90%
 - (f) Maximum building coverage: 65%
- (5) 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 4 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.
- (6) Community building
- (a) Maximum height: 25 feet and 1 ½ stories

G. 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.

H. Open Space.

- (1) Minimum: 25 percent of the tract area, including privately-owned common areas and dedicated public open space, but excluding any lands retained for use for the Fox Hollow Golf Course.
- (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 shall be counted toward the minimum open space area requirements.
- (4) Physical access shall be provided by the developer to open space that is dedicated to the Township. The nature and extent of such access is subject to approval of the Township Committee.

Ordinance #21-2020 cont'd:

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

(1) Building Design.

- (a) Buildings shall have a gable or hipped roof.
- (b) Principal roof eaves shall project at least one foot beyond the building facade or a supporting column. Secondary roof eaves (i.e., balconies, porches and patios) shall project at least one foot.
- (c) Primary roofs shall have a minimum pitch of 6/12.
- (d) Secondary roofs may have a pitch below 4/12.
- (e) Within each front building elevation, the maximum ratio of windows to wall shall be 25% window to 75% wall.
- (f) Balconies and patios shall be designed as integral subcomponents of the building facade. Cantilevered balconies are not permitted.
- (g) Townhouse unit facades facing streets shall be offset from each other by at least 2 feet (projection or recess) between units.
- (h) Townhouse buildings shall be designed to create a singular building architecture, in terms of design, composition, color, materials and elements. Variety among dwelling units should be expressed through the utilization of unified elements such as porches, roofs, bays, eyebrows, trim, accents, etc. that create interest without suggesting disparate architectural approaches.
 - (i) 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 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 not 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 #21-2020 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 one (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) Configuration, location and extent of open space shall be substantially consistent with the Concept Plan.

(b) Detailed plans shall be provided for all common open space and recreation areas for approval.

J. Affordable Housing.

(1) Minimum number of affordable dwelling units: 48

(2) Minimum percentage of affordable dwellings: 20% of the total number of dwelling units.

(3) Affordable dwelling units shall be located in similar locations as shown on the Concept Plan.

(4) 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.

(5) 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 #21-2020 cont'd:

(6) 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.

(7) 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.

(8) 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 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	-Aye
Mayor Heller	- Aye

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

2. Potential 2020/21 Hunting Properties

Mayor Heller stated that these properties are scheduled to be discussed at the next Environmental Commission meeting and have been approved by the Wildlife Subcommittee. Mayor Heller added that they are still waiting deer harvest data from some of the hunting clubs. Administrator Mekovetz pointed out that some of the clubs will have the option to renew for a second year, contingent upon meeting their harvest goals, and the Environmental Commission is collecting the harvest data for the permit program. Mayor Heller stressed that it is the responsibility of the hunting clubs to provide the data on a timely basis should they wish to renew their contract or forfeit their deposit.

Mr. Huelsebusch added with the recent open space acquisitions there may be additional properties recommended by the Wildlife Subcommittee. Mrs. Fort proposed leaving these properties as is, especially since some of the hunt clubs have been offered the option to extend their contracts if they meet their harvest goals. Administrator Mekovetz urged that if this is to be forwarded to the Wildlife Subcommittee, it be done quickly in order to prepare for the bidding process. Mayor Heller suggested adding language to the contract stipulating that the deer harvest numbers must be provided by a certain date or the hunt clubs will forfeit their deposit.

A **MOTION** was made by Mrs. Fort to approve the ten (10) listed properties for the 2020/21 season, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

3. ***Request for Tree Removal at Woodschurch Road Historic Cemetery***

Mayor Heller stated that a request was made by the Historic Preservation Commission to remove two leaning trees at the Woodschurch Road Historic Cemetery. Administrator Mekovetz advised that Department of Public Works Director, Scott Jesseman, met with a contractor and received any estimate between \$2,000-\$3,000 to remove the trees including removing dead wood and branches for future hindrance to the headstones.

Mayor Heller wanted to ensure that the Environmental Commission was involved in the removal process to maintain the historic character of the cemetery. The Committee concurred that the removal should be done; however, should be forwarded to the Environmental Commission for any recommendations.

A **MOTION** was made by Mrs. Fort to approve the expenditure up to \$3,000 to remove the trees, contingent upon the recommendation from the Environmental Commission, 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

4. ***Resolution in Recognition of James Kennedy Attaining Eagle Scout***

The following resolution was offered for consideration:

#R-2020-59

***TOWNSHIP OF READINGTON
RESOLUTION***

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

WHEREAS, Eagle Scout Candidate James Kennedy's Eagle Project involved restoring three Civil War-era cemeteries; and

WHEREAS, over time the cemeteries had deteriorated with fallen trees and hand-built rock walls, overgrown grasses, broken tombstones and scattered debris; and

WHEREAS, James worked over 330 hours to restore the rock walls, erect the tombstones, paint the fences and update the entryways with beautiful identification signs and plantings; and

Resolution #R-2020-59 cont'd:

WHEREAS, James derived satisfaction from knowing he has made a difference in preserving these sacred places as a part the town and church's history.

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

WHEREAS, on June 14, 2020 James Kennedy will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

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

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

5. **Resolution in Recognition of Thomas Rottner Attaining Eagle Scout**

The following resolution was offered for consideration:

#R-2020-60

**TOWNSHIP OF READINGTON
RESOLUTION**

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

WHEREAS, Eagle Scout Candidate Thomas Rottner's Eagle Project involved creating a picnic area with two wooden picnic tables at the Lazy Brook Greenway trail in Three Bridges; and

WHEREAS, Thomas installed a QR code at the trailhead located on Lazy Brook Road, which brings the user to a website he created complete with a description of the trail and its map; and

WHEREAS, the location of the picnic area will provide a rest area for all those that visit to enjoy the scenery and wildlife for years to come.

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

WHEREAS, on June 14, 2020 Thomas Rottner will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

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

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

6. * **Release of Soil Witness Fees / Block 55, Lot 13.19 (Armstrong)**

This matter was addressed under the Consent Agenda.

7. * *Release of Soil Witness Fees / Block 46, Lot 10.08 (Rosenblatt)*

This matter was addressed under the Consent Agenda.

8. **Resolution Authorizing the Tax Collector to Process 3rd Quarter "Estimated" Tax Bills, Due August 1, 2020*

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz provided an update on the operations of the Municipal Building.

ATTORNEY'S REPORT

Attorney Dragan reported that the Township closed on the Saums property today.

ENGINEER'S REPORT

Engineer O'Brien provided a brief update on the Farm property stormwater matter.

JOHN ALBANESE

Mr. Albanese reported that Recreation Director, Gabrielle Bolarkis, is implanting a recreation operation recovery plan to resume some programming, including virtual programs, limited summer recreation camps and drive in movies at Summer Road Park. Mr. Albanese also announced that the Dog Park has reopened today.

Mr. Albanese reported that he, Social Services Director Chris Dey, Office of Emergency Management Coordinator Frank Venezia and BJ Apgar distributed foods and hygiene products to those in need.

BETTY ANN FORT

Mrs. Fort reported that Starfish Program is continuing to collect food products and appreciates any financial donations for those in need.

Mrs. Fort commended Emergency Services, with assistance of Emergency Services from neighboring towns, on attending to the recent house fire on Readington Road.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the recently donated Gallo property will be operational for trail use. Mr. Huelsebusch added that the Open Space will be meeting this week.

BENJAMIN SMITH

John Broten, Dogwood Drive, inquired about the nature of the legal work on the Solberg Litigation with regard to the recent \$29,000 charge from Gebhardt & Kiefer on the bill list.

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	\$ 402,791.79
SEWER APPROPRIATIONS	0-02	\$ 98,648.46
TRUST FUNDS	X-03	\$ 30,639.47
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,049.50
PAYROLL DEDUCTIONS	X-06	\$ 234,796.28
REG & LOCAL SCHOOL TAX	X-07	\$ 2,602,823.00
2014 CAP IMPROVEMENTS	X-14	\$ 10,000.00
TOTAL OF ALL FUNDS		\$ 3,382,748.50

A **MOTION** was made by Mr. Smith to approve the payment of bills, 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

JONATHAN HELLER

Mayor Heller stated that he had nothing further to report.

COMMENTS FROM THE PUBLIC

John Broten, Dogwood Drive, asked about the funding reimbursement relative to the Saums property acquisition.

Mathew Galvin, Managing Partner of the Fox Hollow Golf Club, stated that he was available to address any questions and also invited the Committee members to a walk on the course.

Renee Rao, Hay Barrick Road, expressed concern over the Bouman Stickney property potentially being considered as a hunting property since the property is currently being used for all types of activities.

Adam Muller, Pine Bank Road, responded to the concern over the Bouman Stickney property and commented that there will be some changes to the hunting permit program for consideration by the Committee.

Joh Broten, Dogwood Drive, questioned if the funding from the County and State relative to the Saums property is still viable.

COMMENTS FROM THE GOVERNING BODY

Mrs. Fort encouraged the members of the Committee to contribute articles of public interest for the Readington News.

Mayor Heller reminded everyone to consider donating to the Starfish Program and also the family who lost their home in the recent fire on Readington Road. Mayor Heller thanked the Emergency Services and the Clerk’s Office for their efforts during the pandemic.

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