

**READINGTON TOWNSHIP COMMITTEE  
VIRTUAL ONLINE MEETING – JULY 6, 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>
Personnel Matters .....	Personnel .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Recreation / Summer Camp.....	Personnel.....	“ “ “
Fitzgerald (Block 38, Lot 38.01).....	Contract Negotiations.....	“ “ “
Right of Way Agreement / ..... Block 50, Lot 41 (JCP&L)	Contract Negotiations.....	“ “ “
Executive Session Minutes..... <i>June 15, 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:

***Personnel / Personnel Matters***

A **MOTION** was made by Mrs. Fort to authorize Administrator Mekovetz to advertise for a part-time position in Social Services for 15-20 hours per week, 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

A **MOTION** was made by Mr. Smith to appoint Richard Sheola as Assistant Administrator, effective July 20<sup>th</sup> and to become part-time Administrator/Qualified Purchasing Agent, effective August 3<sup>rd</sup> (upon the retirement of Administrator Mekovetz) at an hourly rate of \$85 for 25 hours per week (without benefits), 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 following resolution was offered for consideration:

***#R-2020-64***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, Section 8.3 of the ***Readington Township Personnel Policies, Practices and Regulations*** permits employees to carry over vacation days of the current year, and

***WHEREAS***, permission to do so must be granted by the Township Committee, and

***WHEREAS***, current year vacation days carried over must be used by March 31<sup>st</sup> of the following year; and

***WHEREAS***, due to the COVID-19 pandemic and imposed restriction, employees have requested permission to extend the unused 2020 days until June 30, 2021, and

***NOW THEREFORE BE IT RESOLVED***, that the Readington Township approves the one time extension of carryover vacation days to be used by June 30, 2021.

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

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

***Personnel / Recreation / Summer Camp***

A **MOTION** was made by Mr. Albanese to approve the following counselors for the summer recreation program effective July 6<sup>th</sup> through August 7<sup>th</sup> held at Summer Road Park:

<b><i>NAME</i></b>	<b><i>HOURLY RATE</i></b>	<b><i>NAME</i></b>	<b><i>HOURLY RATE</i></b>
Zachary Amster	\$11.66	Melissa Heintz	\$15.00
Jack Antonello	\$10.75	Madison Hill	\$11.90
Dan Barckholtz	\$11.22	Charles Hindle	\$11.00
Dan Battaglia	\$19.38	Alexandra Livesey	\$15.30
Brianne Cerveira	\$12.24	Alyssa Magliaro	\$11.22
Esther Cheon	\$11.22	Kristin Polito	\$19.38
Bailey Cooper	\$11.22	Kyle Sidebottom	\$11.44
Colin Dobrosky	\$11.22	Adam Sinagra	\$11.22
Cory Dobrosky	\$11.22	Darren Szanto	\$10.75
Danielle Doran	\$11.22	Erik Szanto	\$11.00
Julia Fasano	\$11.44	Kye Szanto	\$11.22
Kyle Guiliano	\$11.22	Justin Weber	\$12.24
Denise Hawkins	\$19.38	Sophie Winter	\$11.00
Megan Heintz	\$14.00		

**THIS MOTION** was 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

***Contract Negotiations / Fitzgerald (Bloc 38, Lot 38.01)***

Mayor Heller stated that this matter remains in Executive Session.

***Contract Negotiations / Right of Way Agreement / Block 50, Lot 41 (JCP&L)***

Mayor Heller stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / June 15, 2020***

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of June 15, 2020 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Mayor Heller stated that this matter remains in Executive Session.

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

Mayor Heller stated this matter has been deferred until later this evening.

***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.

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

1. \* ***APPROVAL OF MINUTES*** of meeting of June 12 and June 15, 2020
2. \* ***Resolution to Award H-GAC for Purchase of a Portable CCTV Inspection System for Sanitary Sewer Pipes***

The following resolution was offered for consideration:

**#R-2020-65**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Township of Readington wishes to purchase a portable CCTV inspection system for sanitary sewer pipes to help investigate I&I issues, and

**WHEREAS**, N.J.S.A. 52:34-6.2 (b) P.L. 2011, c. 139 was enacted into law permitting agencies to use national purchasing cooperatives; and

**WHEREAS**, on September 2, 2014, the Township Committee approved Resolution #R-2014-89 to join the National Cooperative established by Houston Galveston Area Council “H-GAC,” and

**WHEREAS**, the Township Committee wishes to continue its membership in said National Cooperative; and

**WHEREAS**, CUES, Inc., 3600 Rio Vista Avenue, Orlando, FL 32805 has been awarded H-GAC’S Contract #SC01-18 for the period between January 1, 2018 through December 31, 2020; and

**WHEREAS**, the Department of Public Works was not able to find suitable or similar equipment under a NJ State Contract; and

**WHEREAS**, if this equipment was purchased directly from a vendor the cost would be approximately \$10,000 higher; and

**WHEREAS**, purchasing through H-GAC will save substantial time that would be needed to research, develop and review technical specifications on the part of the Department of Public Works, Purchasing Agent and Township Attorney; and

**WHEREAS**, purchasing through H-GAC substantially expedites the procurement process, offers volume purchasing discounts and will provide assistance in the administration of the contract for this purchase; and

**WHEREAS**, as required the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement was published on June 25, 2020 and no objections have been received to date; and

***Resolution #R-2020-65 cont'd:***

**WHEREAS**, H-GAC has reviewed the quote provided by CUES, Inc. through H-GAC's Contract SC01-18 and finds the pricing to be in compliance with the terms of the contract.

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**NOW THEREFORE BE IT RESOLVED**, that the Township Committee of the Township of Readington does hereby award the contract for a CUES, Inc. portable CCTV inspection system, 3600 Rio Vista Avenue, Orlando, FL 32805 in the amount of \$88,350.00

**BE IT FURTHER RESOLVED** that a copy of this Resolution and the purchase order for this award shall be forwarded to H-GAC so the necessary order confirmation can be prepared by them and sent to the contractor as authorization to proceed.

3. ***\* Release of Hunting Deposit Security / Block 75, Lot 19.01 (7 Point Pines)***
4. ***\* 2021 New Jersey Department of Transportation State Aid Application***

The following resolution was offered for consideration:

***#R-2020-66***

***APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE KLINE BOULEVARD IMPROVEMENTS PROJECT***

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of Readington Township formally approves the grant application for the above stated project.

**BE IT FURTHER RESOLVED** that the Mayor and Administrator/Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2021 *Kline Boulevard Improvements – 00602* to the New Jersey Department of Transportation on behalf of the Township of Readington.

**BE IT FURTHER RESOLVED** that the Mayor and Administrator/Municipal Clerk are authorized to sign the grant agreement on behalf of the Township of Readington and that their signature constitutes the acceptance of the terms and conditions of the grant agreement and approves execution of the grant agreement.

5. ***\* Treatment Works Approval Application / The Ridge at Readington (Block 4, Lots 51 & 52)***

The following resolution was offered for consideration:

***#R-2020-67***

***Township of Readington***

***Resolution***

**WHEREAS**, there is a need for the Hunterdon Heights at Readington project located on Block 4, Lots 51 & 52 and said property is owned by Readington Commons, L.L.C; and

**WHEREAS**, the Township of Readington has consented to the submission of an application for an NJDEP Treatment Works Approval permit for the construction of additional sanitary sewers on the site to service the project; and

**Resolution #R-2020-67 cont'd:**

**WHEREAS**, the Township Committee of the Township of Readington has reviewed the application documents at its regular meeting held on July 6th, 2020; and

**WHEREAS**, it has been determined and reported by the Township's Conflict Engineer (Finelli Consulting Engineers, Inc.) that application documents are in order and may be filed;

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

1. The Township authorizes the Administrator/Municipal Clerk or Mayor to sign for the Governing Body at appropriate locations on the NJDEP WQM-003 Statements of Consent Form for the construction of additional sanitary sewers to serve this project.

**A MOTION** was made by Mr. Albanese to approve the Consent Agenda (*with the exception of Payment of the Bills*), 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, inquired if the Fitzgerald property listed under Executive Session is being considered as an open space acquisition.

**CORRESPONDENCE / OTHER INFORMATION**

1. Letter dated June 22, 2020 from Denis Blais, Senior Environmental Project Manager, SWCA Environmental Consultants regarding ***Notice of Application for Permit Statewide Pipeline Maintenance Project / Algonquin Gas Transmission, LLC.***  
(Electronic Copy on File in Clerk's Office) No action taken.
2. Letter dated June 26, 2020 from Joshua Eckert, Counsel for Jersey Central Power & Light Company regarding ***the Matter of Jersey Central Power & Light Company's Verified Petition to Establish a New Rate Component of its Rider RRC- RGGI Recovery Charge for Costs Incurred Pursuant to the Mandated Transition Renewable Energy Credit Incentive Program.*** No action taken.

**NEW BUSINESS**

1. ***An Ordinance of the Township of Readington Repealing Ordinance #21-2020 Adopted on June 15, 2020 and Replacing it with an Ordinance Entitled "An Ordinance of the Township of Readington to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 of the Code of Readington Township Entitled "Land Development", to Create a New 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 REPEALING ORDINANCE #21-2020 ADOPTED ON JUNE 15, 2020 AND REPLACING IT WITH AN ORDINANCE ENTITLED “AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 OF THE CODE OF READINGTON TOWNSHIP ENTITLED “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-1 DISTRICT (ARAH-1)***

***ORDINANCE #23-2020***

***BE IT ORDAINED*** by the Township Committee of the Township of Readington, Hunterdon County New Jersey, that Ordinance #21-2020 adopted on June 15, 2020 entitled “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) is repealed in its entirety and shall be replaced with the following provisions:

***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. A copy of the map is attached to this Ordinance and made a part hereof.

***SECTION II.*** Article IV of Chapter 148, “Land Development” 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 and shall provide 48 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 occupant of a dwelling be at least 55 years of age and that no permanent resident may be younger than 19 years old and that one occupant of a dwelling, 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.

(a) Any person who was permitted to, and did occupy, a dwelling with an age-qualified person may continue to occupy the home after the death of such age-qualified person.

***Ordinance #23-2020 cont'd:***

(b) In the event of the death of an age-qualified owner/occupant of a dwelling, ownership may pass to a person under the age of 55, however, that person shall not be permit to occupy the dwelling except as provided above.

- (2) Detached single-family dwellings.
- (3) Townhouses.
- (4) Group homes.
- (5) Public and private open space, recreation and parks.
- (6) Multifamily dwellings, including stacked townhouses and apartments.

**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.
- (1) Clubhouse, community building, rental/business office and model unit(s) to be converted into residential units.
- (2) Patios.
- (3) Fences and walls as regulated in Article VI.
- (4) Tenant storage, maintenance/superintendent office and/or storage of maintenance equipment.
- (5) Private garages and off-street parking.
- (6) Signs.
- (7) Site Furnishings (seating, trash & recycling enclosures, etc).
- (8) 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%.



**Ordinance #23-2020 cont'd:**

- (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)

**F. Area and Yard Requirements for Dwelling Types**

**(1) Single-family detached dwellings.**

- (a) Maximum height: 35 feet and 2 1/2 stories
- (b) Minimum lot area: 5,000 square feet
- (c) Minimum lot frontage: 45 feet
- (d) Minimum lot depth: 75 feet
- (e) Minimum side yard: 5' one side/12 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 1/2 stories
- (b) Maximum dwelling units per building: 8
- (c) Minimum lot area: 2,800 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 1/2 stories
- (b) Maximum dwelling units per building: 8
- (c) Minimum lot area: 1,900 square feet
- (d) Minimum lot frontage: 20 feet
- (e) Minimum lot depth: 75 feet
- (f) Minimum side yard: 7.5 feet
- (g) Minimum front yard: 10 feet from street right of way, driveway or parking area, except that 20 feet is required where a front facing garage is part of the building.
- (h) Minimum rear yard: 20 feet
- (i) Maximum impervious coverage: 90%
- (j) Maximum building coverage: 80%

***Ordinance #23-2020 cont'd:***

(4) Permitted building encroachments for residential buildings.

- (a) Entry steps, covered entries, porches and decks projecting no more than six feet from an exterior building wall are permitted to encroach up to four feet in a front, rear or side setback.
- (b) Bay windows and chimneys projecting no more than two feet from an exterior building wall are permitted in a front, rear or side setback.
- (c) Decks projecting no more than 10 feet from the building face are permitted in the rear yard setback, but in no case shall the encroachment exceed five feet.

(5) Community building

- (a) Maximum height: 35 feet and 2 stories

(6) Multifamily Dwellings (Stacked Townhouses or Apartments)

- (a) Maximum Height: 35' and 2 ½ stories
- (b) Maximum dwelling units per building: 16
- (c) Minimum lot size: 800 sf per 2 stacked dwelling units
- (d) Minimum lot depth: 75 feet
- (e) Minimum side yard: 10 feet
- (f) Minimum front yard: 10 feet from a street right-of-way, driveway or parking area, except that 20 feet is required where a front-facing garage is part of the building.
- (g) Minimum rear yard setback: 10 feet
- (h) Maximum Impervious coverage: 90%
- (i) Maximum building coverage: 80%

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: 20 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.

**Ordinance #23-2020 cont'd:**

(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. Such access shall consist of: 1) a connection to a proposed shared path that mirrors the primary access road within the residential portion of the zone; and 2) a connection to the parking area that serves the golf course use. The nature and extent of such access is subject to approval of the Township Committee and shall be memorialized within a site plan approval and recorded in the form of a dedication of land, easement or right-of-way. If dedicated, such land shall not reduce the amount of land used in calculation of building coverage, impervious coverage, floor area ratio or density. Such access shall be no less than 10 feet in width.

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) Apartment storage. For each apartment, there shall be provided a minimum of 100 cubic feet of storage.

(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.

**Ordinance #23-2020 cont'd:**

- (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.

(3) Signs

- (a) Neighborhood Identification: There may be a maximum of one (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

**Ordinance #23-2020 cont'd:**

- c. The balance of units permitted at moderate income up shall not exceed maximum of 50% of all affordable units.

(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. 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.

(8) In the event the Affordable Housing units are transferred to an affordable rental property management company, the affordable rental property management company can become the Affordable Housing Administrator for the project.

**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 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

*The Public Hearing was scheduled for July 20, 2020 at 7:45 p.m.*

2. **Release of Performance Guarantee / Block 42, Lots 9 & 10** (Kiever)

The following resolution was offered for consideration:

**R-2020-68**

**TOWNSHIP OF READINGTON  
 RESOLUTION**

**WHEREAS**, Robert and Grace Kiever did on March 9, 2020 file a written request with the Clerk of the Township of Readington for a release of a Cash Performance Guarantee Check in the amount of \$7,130.00 and Irrevocable Letter of Credit #142 in the amount of \$64,174.00 for work completed on Block 42, Lots 9 & 10; and

**WHEREAS**, the Township Engineer has confirmed that a certain amount of work has been done by Robert and Grace Kiever on said property; and

**WHEREAS**, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

**WHEREAS**, the Township Engineer has released the bond amount for the Cash Performance Guarantee Check and Irrevocable Letter of Credit #142, as indicated in his letter of March 30, 2020 based upon the Municipal Land Use Law requirement:

<b>BOND OR CHECK</b>	<b>ORIGINAL BONDED AMOUNT @120%</b>	<b>RECOMMENDED REDUCTION FOR WORK COMPLETE</b>	<b>REMAINING PERFORMANCE GUARANTEE</b>
Somerset Valley Bank -Irrevocable Letter of Credit #142	\$64,174.00	\$64,174.00	\$0
Cash Performance Guarantee Check	\$7,130.00	\$7,130.00	\$0
<b>Total</b>	<b>\$71,304.00</b>	<b>\$71,304.00</b>	<b>\$0</b>

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release the Cash Performance Guarantee Check and Irrevocable Letter of Credit #142, as recommended by the Township Engineer; and

**BE IT FURTHER RESOLVED**, that authorization is given to the Township Clerk to forward copies of this Resolution approving these release amounts to the applicant.

**A MOTION** was made by Mr. Smith to adopt this resolution, 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

**A MOTION** was made by Mr. Smith to accept the Maintenance Bond, 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

3. ***Application for Special Events Permit / Black River Roasters / Food Truck Events***

A ***MOTION*** was made by Mrs. Fort to approve the Special Events Permit application, 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 to Award H-GAC for Purchase of a Portable CCTV Inspection System for Sanitary Sewer Pipes***

This matter was addressed under the Consent Agenda.

5. ***\* Release of Hunting Deposit Security / Block 75, Lot 19.01 (7 Point Pines)***

This matter was addressed under the Consent Agenda.

6. ***\* 2021 New Jersey Department of Transportation State Aid Application***

This matter was addressed under the Consent Agenda.

7. ***\* Treatment Works Approval Application / The Ridge at Readington (Block 4, Lots 51 & 52)***

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR’S REPORT**

Administrator Mekovetz reported that Attorney Dragan will have to go before the Planning Board for the property Saums subdivision for the farmland/open space preservation piece and requested that the Committee authorize Attorney Dragan to do so.

A ***MOTION*** was made by Mrs. Fort to authorize Attorney Dragan to go to the Planning Board for the capital review, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

**ATTORNEY’S REPORT**

Attorney Dragan stated that she had nothing further to report.

**ENGINEER’S REPORT**

Engineer O’Brien reported that the New Jersey Department of Transportation (NJDOT) is prioritizing the flood issue along Route 22; however, they will need to reapply for a permit from the Department of Environmental Protection.

Engineer O’Brien provided a status update on the I & I study and also on the drainage issue on the Farm property.

**JOHN ALBANESE**

Mr. Albanese reported that summer camp opened today and all playgrounds are now open. Mr. Albanese also reported that Recreation will host two (2) drive-in movies at Summer Road Park (August 11<sup>th</sup> and September 1<sup>st</sup>) and in order to fund this program, requested consideration from the Committee to approve \$2,000 in total toward the events.

A **MOTION** was made by Mr. Albanese to approve \$2,000 to fund the drive-in movie events, 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

Mr. Albanese added that at the last Planning Board meeting a subcommittee was created to update the zoning along Route 22.

**BETTY ANN FORT**

Mrs. Fort reported that the Museum Director offered a virtual tour of the Stickney House which can be accessed on the Township website.

Administrator Mekovetz added that she was in discussion with the librarian to allow residents to visit the library by appointment and curbside pickups are continuing. Administrator Mekovetz also reported that the deck at Three Bridges Library, originally built by an Eagle Scout, is falling apart and the librarian asked permission to close it off due to safety concerns. Administrator Mekovetz further inquired if a replacement deck could be considered as a future Eagle Scout project.

**JUERGEN HUELSEBUSCH**

Mr. Huelsebusch reported that updated trail maps are on the Township website and residents are encouraged to visit the website for upcoming volunteer sessions.

**BENJAMIN SMITH**

John Broten, Dogwood Drive, commented on several item lines on the bill list regarding the Solberg civil rights litigation.

*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	\$ 1,118,575.00
SEWER APPROPRIATIONS	0-02	\$ 115,584.27
CURRENT FUND	9-01	\$ 16,320.94
SEWER APPROPRIATIONS	9-02	\$ 67,234.20
TRUST FUNDS	X-03	\$ 98,834.22
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 26,555.69
PAYROLL DEDUCTIONS	X-06	\$ 157,003.20
REG & LOCAL SCHOOL TAX	X-07	\$ 5,154,681.45
2016 CAP IMPROVEMENTS	X-16	\$ 2,554.60
2018 CAP IMPROVEMENTS	X-18	\$ 18,682.50
2019 CAP IMPROVEMENTS	X-19	\$ 5,549.50
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 6,781,575.57</b>

A **MOTION** was made by Mr. Smith to approve the *Payment of the Bills*, 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



**JONATHAN HELLER**

Mayor Heller asked for a status update on the Oakland Pump Station.

***COMMENTS FROM THE PUBLIC***

Adam Muller, Pine Bank Road, commented on the hunting club bid leases and the associated deer quotas.

Richard Sheola, incoming Administrator, thanked the Committee for the appointment as Administrator, adding that he is looking forward to working with the Committee.

John Broten, Dogwood Drive, thanked Administrator Mekovetz for her years of service and wished her the best in her retirement. Mr. Broten also inquired about the process of the food truck inspections.

Todd Terricone, Lamington Road, commented on the Ryland Developers project, expressing concern over the lack of privacy with the new homes being built so close to the neighboring properties.

Bob Schoenfeld, Oldwick Road, also thanked Administrator Mekovetz for her service to the Township.

Neil Hendrickson commented that the wildlife subcommittee will be holding a meeting tomorrow evening and will be proposing amendments to the deer hunting program for the Committee’s review.

The Committee returned to Executive Session at 9:08 p.m.

***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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
388 Route 22 Readington Realty..... Holdings, LLC	Litigation.....	Certain information at the discretion of the Committee will remain .....

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

2. This Resolution shall take effect immediately.

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

The meeting reconvened at 9:36 p.m.

***Litigation / 388 Readington Realty Holdings, LLC***

Mayor Heller stated that this matter will be addressed at the next meeting.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, A ***MOTION*** was made by Mr. Albanese at 9:36 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