

**READINGTON TOWNSHIP COMMITTEE
MEETING – September 3, 2024**

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

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

ABSENT:

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

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

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

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>		
Police Interviews	Personnel	Certain information at the discretion of Twp tonight shall remain confidential		
Police.....	Personnel	“	“	“
Local Union No. 469	Contract Negotiations.....	“	“	“
Award of 2024 Road Improvements.....	Contract Negotiations...	“	“	“
Donation of Land (formerly Beitz)	Contract Negotiations...	“	“	“
Cooperative Purchase Agreement	Contract Negotiations...	“	“	“
(Block 21, Lot 4)				
Agriculture Maintenance Contract	Contract Negotiations...	“	“	“
(Gunther)				
(Doyle)				
(Quick)				
(DiGeronimo)				
Community Options	Contract Negotiations.....	“	“	“
ESA Waiver (Camelot at Readington).....	Contract Negotiations.....	“	“	“

Executive Session Minutes..... Attorney-Client Privilege..... “ “ “
• August 5, 2024

Affordable Housing Potential Litigation “ “ “

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

2. This Resolution shall take effect immediately.

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

The meeting reconvened at 7:35 p.m.

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

Executive Session:

A **MOTION** was made by Mr. Panico to amend the executive session agenda to add *Attorney Client Privilege/ Attorney Client Privilege* and *Personnel/Administration*, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Personnel / Police Interviews

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Police

The following resolution was offered for consideration:

#R-2024-146

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, it is in the best interest of public safety in Readington Township schools to hire special law enforcement officers, class III.

WHEREAS, a resignation created special law enforcement officer class III vacancy within the Readington Township Police Department.

WHEREAS, Kurt Bernhard, a recognized certified police officer by the New Jersey Police Training Commission, has succeeded a rigorous hiring process including interviews and examinations.

WHEREAS, Director of Public Safety, James Curry has recommended the hiring of Kurt Bernhard effective the 3rd day of September 2024

NOW THEREFORE BE IT RESOLVED, The Readington Township Committee agrees to hire Kurt Bernhard as special law enforcement officer, class III with the Readington Township Police Department.

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

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

Contract Negotiations / Local Union No. 469

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Award of 2024 Road Improvements Bid

The following resolution was offered for consideration:

#R-2024-147

RESOLUTION AWARDING BID FOR MILLING & PAVING OF VARIOUS ROADS

WHEREAS, the Readington Township Committee funded the paving of various roads within the Township of Readington; and

WHEREAS, the Township Administrator in conjunction with Township Engineer prepared specifications and publicly advertised for said project; and

WHEREAS, there were seven (7) bidders as follows:

Top Line	\$503,604.08
PM Construction	\$522,410.00
Fischer Contracting, Inc	\$575,695.50
Riverview Paving	\$598,176.30
Black Rock Enterprises	\$634,634.34
Schifano Construction	\$654,29.76
TILCON NY	\$677,677.00

WHEREAS, the apparent low bid was from Top Line Construction Corp in the amount of \$503,604.08; and

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

WHEREAS, the Township Engineer and the Township Administrator/QPA recommend the award; and

NOW THEREFORE BE IT RESOLVED that the Governing Body of the Readington Township hereby awards the contract to provide the milling and paving of various roads as per their bid to Top Line Construction Corp., Inc in the amount of \$503,604.08; and

BE IT FURTHER RESOLVED that the Chief Financial Officer Certifies that funds are available for this purchase in the budget lines listed as follows:

X-019-009-002	\$215,388.75
X-20-020-002	\$128,878.85
X-21-007-003	\$159,336.48
	\$503,604.08

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

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

Contract Negotiations / Donation of Land / Block 28, Lot 1 & Block 37, Lot 1 (Raritan Twp) and Block 73, Lots 23.01 & 25 (Readington Twp)

Mayor Mueller noted that this matter will be moved to New Business.

Contract Negotiations / Cooperative Purchase Agreement (Block 21, Lot 4)

A **MOTION** was made by Mr. Panico to approve the Cooperative Purchase Agreement for Block 21, Lot 4, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Agriculture Maintenance Contract (Gunther)
Contract Negotiations / Agriculture Maintenance Contract (Doyle)
Contract Negotiations / Agriculture Maintenance Contract (Quick)
Contract Negotiations / Agriculture Maintenance Contract (DiGeronimo)

Mayor Mueller stated that these four matters remain in Executive Session and will be addressed at a future date.

Contract Negotiations / ESA Waiver (Camelot at Readington)

The following resolution was offered for consideration:

#R-2024-148

Township of Readington

Resolution

WHEREAS, construction of a 192 unit redevelopment project including 48 affordable housing apartments, and four (4) single-family dwellings is proposed on Block 36 Lots 5, 5.02 & 5.04 within the Whitehouse Station area of the Township.

WHEREAS, a site-specific amendment application will be submitted to the NJDEP by the developer, requesting amendments to Readington’s approved sewer service area to provide public sewer to areas within the project limits.

WHEREAS, a waiver from the Environmental Protection Agency (EPA) Region 2 is required to allow connection of a parcel of land containing Environmentally Sensitive Areas (ESA’s) to a federally-funded sewage treatment works. The Township received federal grants for the construction of the Whitehouse Station sanitary sewer collection system.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington, Hunterdon County, State of New Jersey, on this 3rd day of September, 2024 as follows:

1. The Township Committee hereby authorizes the filing of an ESA Grant Condition Waiver Application with the EPA Region 2 and authorizes the Administrator, Municipal Clerk, Mayor or Deputy Mayor, as applicable, to sign for the Governing Body, as needed.
2. The Township Committee requests the ESA Grant Condition Waiver be approved by the EPA Region 2.

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

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

Contract Negotiations / Community Options

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / August 5, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of August 5, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Mueller stated that this matter remains in Executive Session.

Personnel/Administration

Mayor Mueller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Mueller read the following statement:

All items listed with an asterisk "" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

Deputy Mayor Panico requested to remove *Items #6 and #7* from the Consent Agenda

1. * **APPROVAL OF MINUTES** of meeting of August 3 and August 19, 2024
2. * **Release of Bond / Monticello (Block 76 Lot 2.05)**
3. * **Release of Police Escrow / Celerity**
4. * **Release of Police Escrow / TMB Racing**
5. * **Application for Blue Light Permit (Daniel Smith)**

6. * *Veterans Tax Refund*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 46, Lot 19.20 is a 100% permanently disabled veteran (date of determination – January 23, 2024) and,

WHEREAS, the property owner purchased the property on January 29, 2015.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of January 23 – December 31, 2024 and refund the owner \$10,000.73, the amount of taxes overpaid in 2024.

7. * *Veterans Tax Refund*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 34, Lot 36.185 is a 100% permanently disabled veteran (date of determination – June 21, 2024) and,

WHEREAS, the property owner purchased the property on June 29, 2015.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of June 21 – December 31, 2024 and refund the owner \$1,948.45, the amount of taxes overpaid in 2024.

8. * *Veterans Tax Refund*

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 48, Lot 26.51 is a 100% permanently disabled veteran (date of determination – July 14, 2023) and

Veterans Tax Refund Resolution cont'd:

WHEREAS, the property owner purchased the property on June 16, 2022.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of January 1 – December 31, 2024 and refund the owner \$9,860.47, the amount of taxes overpaid in 2024.

9. * ***Veterans Tax Refund***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 47, Lot 1 is a 100% permanently disabled veteran (date of determination – February 23, 2024) and,

WHEREAS, the property owner purchased the property on August 21, 2017.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of February 23 – December 31, 2024 and refund the owner \$6,778.69, the amount of taxes overpaid in 2024.

10. * ***Veterans Tax Refund***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 70.01, Lot 16.09 is a 100% permanently disabled veteran (date of determination – July 20, 2023) and,

WHEREAS, the property owner purchased the property on July 15, 1977.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2024 property taxes for the time period of January 1 – December 31, 2024 and refund the owner \$2,668.84, the amount of taxes overpaid in 2024.

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

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
GENERAL	3-01	\$ 1,153.87
GENERAL	4-01	\$ 7,227,009.45
SEWER UTILITY OP FUND	4-02	\$ 134,410.18
GENERAL	G-01	\$ 2,744.00
SEWER UTILITY OP FUND	G-02	\$ 811.22
OTHER TRUST	X-03	\$ 36,604.64
MISC REFUND, COUNTY TAX LIEN	X-05	\$ 9,539.14
PAYROLL DEDUCTIONS	X-06	\$ 497,274.14
2014 CAP IMPROVEMENTS	X-14	\$ 6,609.86
2023 CAP IMPROVEMENTS	X-23	\$ 13,629.50
TOTAL OF ALL FUNDS		\$ 7,929,786.00

A *MOTION* was made by Mr. Panico to approve the Consent Agenda (with the removal of items #6 and #7), seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARING

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

Clerk read by Title:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON REPEALING AND REPLACING
 ARTICLE XII “SIGN REQUIREMENTS AND REGULATIONS” OF CHAPTER 148 “LAND
 DEVELOPMENT”***

ORDINANCE #23-2024

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

There were none.

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

There were no comments.

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

Clerk read by Title:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON REPEALING AND REPLACING
ARTICLE XII “SIGN REQUIREMENTS AND REGULATIONS” OF CHAPTER 148 “LAND
DEVELOPMENT”***

ORDINANCE #23-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated July 29, 2024 from Jeff Kuhl, Commissioner Director, Board of Hunterdon County Commissioners, in the matter of ***New Jersey Stormwater Rules and Requirements***. No action taken.
2. Notice of Filing and Public Hearings from Jersey Central Power & Light Company in ***the Matter of the Provision of Basic Generation Service ("BGS") for the Period Beginning June 1, 2025***. No action taken.
3. Notice to Public Service Electric and Gas Company Customers from Danielle Lopez, Associate Counsel - Regulatory, in the ***Matter of the Petition of Public Service Electric and Gas Company for Approval of Changes in its Gas Conservation Incentive Program***. No action taken.
4. Letter from John Lanza, Commissioner, regarding ***Expressing Support of the Hunterdon County Board of Commissioners for SCR-81ACR-58 Aimed at Increasing the New Jersey Veterans Property Tax Deduction to \$2,500***.

Mayor Mueller requested a draft resolution at the next meeting in support of increasing the veteran’s property tax deduction to \$2,500.

NEW BUSINESS

1. ***An Ordinance Amending and Supplementing Portions of the Land Use Ordinance Found in Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, County of Hunterdon and State of New Jersey Permitting Up to Two Detached Single-Family Dwellings on Lots with an Appropriate Lot Size in the SRR Special Resource Residential, AR Agricultural Residential and RR Rural Residential Zones***

A ***MOTION*** was made by Mr. Panico to table this matter, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

2. *An Ordinance Amending Ordinance #13-2024 Authorizing the Acquisition of Certain Real Property Known as Block 21, Lot 4 in the Township of Readington, Hunterdon County from Solis*

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING ORDINANCE #13-2024 AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 21, LOT 4 IN THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY FROM SOLIS

Ordinance #25-2024

WHEREAS, the Township Committee of the Township of Readington adopted Ordinance #13-2024 on May 6, 2024 ("Ordinance") for the acquisition of real certain property consisting of approximately 4.4 +/- acres owned by Mario R. Solis, located 520 Mountain Road, and known as Block 21, Lot 4 of the official tax map of the Township of Readington (" the Property"), and

WHEREAS, as stated in the Ordinance, the Township of Readington (hereinafter the "Township") has determined that there is a beneficial interest in acquiring the Property for open space, conservation, passive recreation and/or other public purposes; and

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire the Property for public purposes; and

WHEREAS, pursuant to the Ordinance, the Township entered into a contract to purchase the property dated April 15, 2024; and

WHEREAS, since the adoption of the aforesaid Ordinance, additional partnership and funding opportunities to purchase the property have become available thereby reducing the acquisition costs to be paid by the Township; and

WHEREAS, it is necessary to amend the Ordinance to provide for approval of a Cooperative Purchase Agreement with Raritan Headwaters Association, a N.J. Non-profit Corporation ("RHA") and the County of Hunterdon, and funding by Green Acres, which Cooperative Purchase Agreement provides for a partial assignment of the Township's contract to RHA, and full conveyance by RHA back to the Township at closing; and

WHEREAS, a copy of the Cooperative Purchase Agreement is on file in the Township Clerk's office; and

WHEREAS, the Township's contract for the purchase of the Property currently anticipates a possible assignment to Raritan Headwaters Association and/or the County of Hunterdon, if necessary for funding purposes ;and

WHEREAS, funds for the Township's portion of the purchase are available, as the Township previously authorized a total of \$320,000 from its Open Space Trust Fund to cover both the purchase price and closing costs/due diligence for the acquisition. As a result of the proposed Cooperative Purchase Agreement, the Township will only be required to expend \$93,200.00 toward the purchase price, plus due diligence and acquisition costs, and

WHEREAS, the transaction is subject to Seller's removal and demolition of all structures and debris on the property at Seller's expense, and satisfaction of other conditions as set forth in the contract, a satisfactory deed and other conveyance documents for the Property being submitted to the Township at closing of title on the Property, County, and Green Acres' approval, as may be necessary for initial funding, or reimbursement thereof, as applicable.

NOW, THEREFORE BE IT ORDAINED by the Township Committee of the Township of Readington, County of Hunterdon, and State of New Jersey, that Ordinance #13-2024 shall be amended as follows (deletions are signified ~~thus~~ and new language is signified thus):

Ordinance #25-2024 cont'd:

Section One. For the reasons set forth above, which are incorporated herewith as if fully repeated herein, the Township Committee hereby authorizes the purchase of the property known as Block 21, Lot 4 on the official tax map of the Township of Readington (520 Mountain Road) from Mario R. Solis for a purchase price of \$300,000, plus \$20,000 in anticipated acquisition and closing costs, and conditioned upon satisfaction of the conditions set forth in the contract, and any amendments thereto, and the successful completion of a Cooperative Purchase Agreement with, and receipt of a the necessary grant funds from the Hunterdon County Open Space Trust, Raritan Headwaters or other grant source in order to complete the transaction. A maximum up to \$320,000 including acquisition and closing costs, is authorized to be appropriated from the Township's Open Space Trust Fund, as applicable or as necessary to complete the transaction. The Township is authorized to accept and record the Sellers' deed with the Office of the Hunterdon County Clerk following the closing of title on the Property. The Township also authorizes assignment of the purchase contract for the Property to Raritan Headwaters Association and conveyance to RHA as required in the Cooperative Purchase Agreement

Section Two. The Mayor, Deputy Mayor, Administrator, Township Clerk of the Township and designated Township Attorney are hereby authorized and directed to take all reasonable, necessary and lawful steps including execution of any and all necessary documents, toward the acquisition of said Property, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make the aforesaid payment to the owners of the Property. In addition, the Township may agree to amend the contract with Seller to allow for the Township (or its vendors) to undertake the demolition and/or removal of the structures on the Property, and/or other cleanup as required, prior to closing, provided the Seller either reimburses or credits the Township for the costs thereof at closing.

Section Three. All other portions of Ordinance #13-2024 not amended by this Ordinance shall remain in effect.

Section Four. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

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

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

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

3. ***An Ordinance Authorizing the Donation and Administrative Transfer of Ownership of Public Parkland Property Known as Block 73, Lots 23.01 and 25 on the Official Tax Map of Readington Township and Block 28, Lot 1 on the Official Tax Map of Raritan Township, and Located on 20 and 24 River Road, and 189 and 191 Rockafellow's Mill Road, to the State of New Jersey Department of Environmental Protection, for Continued Public Open Space, Conservation and Passive Recreation Purposes***

The following ordinance was offered for introduction:

AN ORDINANCE AUTHORIZING THE DONATION AND ADMINISTRATIVE TRANSFER OF OWNERSHIP OF PUBLIC PARKLAND PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 ON THE OFFICIAL TAX MAP OF READINGTON TOWNSHIP AND BLOCK 28, LOT 1 AND BLOCK 37, LOT 1 ON THE OFFICIAL TAX MAP OF RARITAN TOWNSHIP, AND LOCATED ON 20 AND 24 RIVER ROAD, AND 189 AND 191 ROCKAFELLOW'S MILL ROAD, TO THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR CONTINUED PUBLIC OPEN SPACE, CONSERVATION AND PASSIVE RECREATION PURPOSES

Ordinance #26-2024

WHEREAS, the Township of Readington (“Township”) owns property known as Block 28, Lot 1 and Block 37, Lot 1, (commonly known as 20 and 24 River Road) in the Township of Raritan, and Block 73, Lots 23.01 and 25 (commonly known as 189 and 191 Rockafellow's Mill Road) in the Township of Readington consisting of a total of approximately 15.611+/- acres, (hereinafter “Property” or “Parkland”) which was purchased pursuant to Ordinance # 10-2023 with the intention of preserving it for open space, conservation, passive recreation, and/or other public purposes; and

WHEREAS, the Property purchase was funded through a 50% NJ Green Acres Grant of \$333,000, Grants of \$111,000 each provided from the Hunterdon County Open Space, Farmland and Historic Preservation Fund to the New Jersey Conservation Foundation, Raritan Headwaters Association, and Hunterdon Land Trust, and contributions of \$13,000 each from Readington and Raritan Townships. Upon closing with the former property owners (Beitz), those entities transferred their interests to the Township of Readington for \$1.00 for eventual conveyance to the State of New Jersey, Department of Environmental Protection (“State of New Jersey DEP”) for management by New Jersey DEP Fish and Wildlife, as part of the South Branch Wildlife Management Area; and

WHEREAS, the Property is adjacent to other parkland owned by the State of New Jersey which is managed by the New Jersey DEP Fish and Wildlife, and the bulk of the Property is subject to Green Acres rules and regulations in accordance with the conditions of funding, as well as the County of Hunterdon's Open Space Trust fund rules as regulations, as set forth in the Township's deed; and

WHEREAS, the donation and transfer of the Property to the State of New Jersey DEP, with the existing Green Acres restrictions will result in the permanent preservation of the Parkland for the same goals and purposes as purchased by the Township and its funding partners so that it is not necessary for the Township to hold title to it on behalf of the public; and

WHEREAS, the Township is permitted to donate, convey and transfer ownership of the property pursuant to N.J.S.A. 40A:12-13 et seq., 40A:12-20, N.J.A.C. 7:36-25.5, et seq., Readington Township Code Section 39-1, etc. pertaining to its Open Space Trust Fund, and any other applicable law.

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

Section 1. The aforementioned preambles are incorporated herewith as if fully set forth herein.

Ordinance #26-2024 cont'd:

Section 2. The Township of Readington shall donate and convey to the State of New Jersey, Department of Environmental Protection the public parkland owned by the Township known as Block 28, Lot 1 and Block 37, Lot 1, (commonly known as 20 and 24 River Road) in the Township of Raritan, and Block 73, Lots 23.01 and 25 (commonly known as 189 and 191 Rockafellow's Mill Road) in the Township of Readington consisting of a total of approximately 15.611+/- acres, (hereinafter "Property" or "Parkland"), as a donation, subject to Green Acres rules and restrictions against disposal or diversion to a use other than open space, conservation and passive recreation purposes, pursuant to N.J.S.A. 13:8C-1 and N.J.A.C. 7:36, as may be amended or supplemented, as well as the restriction of the Hunterdon County Open Space, Farmland, and Historic Preservation Trust Fund Plan, pursuant to N.J.S.A. 40:12-15.1, et seq., as may be amended and supplemented.

Section 3. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator, Clerk and Township Attorney, or Special Counsel, as appropriate, are authorized to prepare and sign any and all documentation necessary to effectuate the donation of the Property to the State of New Jersey, Department of Environmental Protection in accordance with Section 2 above, together with any other documents required by the State of New Jersey, and shall take all action necessary to transfer the property pursuant to Green Acres rules and regulations pertinent to administrative transfers set forth in N.J.A.C. 7:36-25.5, et seq.

Section 4. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 5. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law. A copy of this Ordinance shall be recorded in the Hunterdon County Clerk's Office.

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

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

The Public Hearing was scheduled for October 21, 2024 at 7:45 p.m.

4. *An Ordinance of the Township of Readington Amending Article II (Definition of Terms) of Chapter 148 (Land Development) to Revise Certain Definitions Related to the Township's Sign Regulations*

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING ARTICLE II (DEFINITION OF TERMS) OF CHAPTER 148 (LAND DEVELOPMENT) TO REVISE CERTAIN DEFINITIONS RELATED TO THE TOWNSHIP'S SIGN REGULATIONS

Ordinance #27-2024

WHEREAS, pursuant to Ordinance No. 23-2024, the Township Committee amended Chapter 148 of the municipal code of Readington Township to update the requirements and regulations related to sign placement and usage; and

WHEREAS, the Township Committee now wishes to amend the definitional section of Chapter 148 to further conform with the amendments contained in Ordinance No. 23-2024; and

WHEREAS, the amendments contained herein have been reviewed and revised by the Township Planner and further reviewed by the Planning Board.

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

Section I

Article II (Definition of Terms) of Chapter 148 (Land Development) is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added; only terms to be amended included herein):

~~AREA OF A SIGN—The total area of a sign, including all borders and trim but not structural elements.~~

BANNER - ~~Any~~ **A temporary** sign or string of one or more **temporary** signs, usually made of fabric or other lightweight material, ~~which is used to attract attention,~~ whether or not imprinted with words or characters, including but not limited to balloons and pennants. Flags **that are not flown on a flagpole** shall ~~not~~ be considered banners.

BILLBOARD - A sign ~~structure and/or sign~~ utilized for advertising **a use**, an establishment, an activity, a product, service or entertainment which is **located**, sold, produced, manufactured, available or furnished at a place other than on the property on which said sign ~~structure and/or sign~~ is located. **Also known as an “Off-Premises” or “Off-Site” sign.**

BLADE SIGN- A projecting sign that does not extend more than four feet from the building façade, has a minimum distance of eight feet between the ground elevation and the bottom of the sign and has a maximum sign area of six feet. A blade sign that is attached to a building that has a roof or awning that projects out above the blade sign shall not extend beyond the roof or awning that is part of the building.

COMMERCIAL MESSAGE - Any sign ~~copy~~ **copy** ~~wording, logo or other representation or image~~ that directly or indirectly names, advertises or calls attention to a product, service, sale or sales event or other commercial activity.

~~ELECTION SIGN—A temporary sign erected or displayed for the purpose of expressing support for or opposition to a candidate or stating a position regarding an issue upon which the voters of the Township shall vote.~~

Ordinance #27-2024 cont'd:

FLAG – A permanent sign that is composed of fabric or similar material and displayed on a flagpole. Flags are exempt from permitting. A flag that is not displayed on a flagpole shall be considered a banner. Any fabric or bunting containing distinct colors, patterns or symbols, used as an ornamental flag or as a symbol of government, a political subdivision, corporation or business or other entity. (See also "ornamental flag.")

FLAGPOLE – A permanent accessory structure for the purpose of attaching and displaying flags pole on which to raise a flag.

~~FREE EXPRESSION SIGN—A sign, not in excess of four square feet in size (area) per side and whose top is not more than three feet off the ground, communicating information or views on matters of public policy or public concern or containing any other noncommercial message, that is otherwise lawful.~~

~~FUTURE DEVELOPMENT SIGN—A sign that functions to advertise the future or proposed development of the premises upon which the sign is erected.~~

~~GARAGE OR YARD SALE SIGN (GARAGE YARD SALE SIGN)— Any on-site temporary sign pertaining to the sale of personal property in, at or upon any residentially zoned property located in the Township. Garage or yard sales shall include but not be limited to all such sales, and shall include the advertising of the holding of any such sale, or the offering to make any sale, whether made under any name such as garage sale, lawn sale, yard sale, front yard sale, backyard sale, home sale, attic sale, rummage sale, patio sale, flea market sale, or any similar designation.~~

~~ILLUMINATED SIGN – Any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign.~~

INCIDENTAL SIGN

A sign not exceeding one square foot in size attached to a freestanding sign or affixed to a wall that either:

- A. Identifies **forms of payment** credit cards accepted by the owner; ~~tenant~~ or occupant of the ~~parcel~~ **property** where the incidental sign is located; or
- B. Provides an official notice of services required by law or trade affiliation.

~~OFF PREMISES SIGN or OFF SITE SIGN—Any sign relating in its subject matter to commodities, accommodations, services or activities on premises other than the premises on which the sign is located.~~

~~ON-PREMISES SIGN or ON-SITE SIGN – Any A sign relating in its subject matter to the use commodities, accommodations, service or activities on the premises on which the sign is located.~~

~~ORNAMENTAL FLAG—Any fabric or similar material containing patterns, drawings or symbols used for decorative purposes and designed to be flown as a flag.~~

PERMANENT SIGN – Any sign which, when installed, is intended for permanent use. Permanent signs require a sign permit. Any sign that requires a construction permit shall be classified as a permanent sign. For the purposes of this chapter, any sign with an intended use in excess of 12 months **60 days** from the date of installation shall be deemed **classified as** a permanent sign **and shall require a permit.**

PORTABLE SIGN – Any sign, banner or poster that is not permanently attached to the ground or structure. For purposes of this chapter, an inflatable sign shall be considered a portable sign.

Ordinance #27-2024 cont'd:

~~PROJECTING SIGN - Any **A facade** sign affixed perpendicularly to a building or wall, in such a manner that its leading edge extends more than 12 inches beyond the surface of such building or wall.~~

~~REAL ESTATE SIGN—A sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed temporarily.~~

ROOF SIGN – Any sign erected and constructed wholly on or over the roof of a building which is supported by the roof structure, or any sign **mount to a building below the roof** that extends in whole or in part above the roofline **cornice or principal eave** of a building. For purposes of this definition, "roofline" shall mean the highest continuous horizontal line of a roof. On a sloping roof, the roofline is the principal eave or the highest line common to one or more principal eaves of a roof. On a flat roof, the roofline is the highest continuous line of a roof or **roof** parapet, whichever is higher.

SIGN – Any device, fixture, placard or structure which **An accessory use or structure that** uses color, form, **copy**, graphics, illumination, architectural style or design with text, or writing to advertise, attract attention, announce the **use**, purpose of or identify the purpose of any person or entity, or to communicate information of any kind to the public. The term "sign" includes sign structure. The following shall not be considered signs subject to the regulations of this chapter: artwork, holiday or seasonal decorations, cemetery markers, machinery or equipment signs, memorial signs or tablets.

~~SPECIAL EVENT SIGN—A sign, regardless of its content, providing notice of or direction to an event, gathering, assembly or meeting that is open to the public at large.~~

TEMPORARY SIGN – **An on premises, non-permanent** sign intended for a use not permanent in nature. For the purposes of this chapter, a sign with an intended use of one year or less shall be deemed a temporary sign **that does not necessitate the issuance of a construction permit prior to installation and that is used to display a message for not longer than 60 days. A temporary sign that meets the definition of a “billboard”, an “off- premises”, or “off-site” sign is prohibited.**

~~WALL SIGN—A sign, which is painted on, fastened to or erected against the wall of a building with its face in a parallel plane with the plane of the building facade or wall, that does not extend above the height of the vertical wall or eaves, which is used for advertising.~~

Section II

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

Section III

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section IV

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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

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

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

5. **An Ordinance of the Township of Readington Amending Section 148-116-10 (Administration and Enforcement) of Article XII (Sign Requirements) of Chapter 148 (Land Development) to Delegate Enforcement Power to Additional Individuals**

The following ordinance was offered for introduction:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING SECTION 148-116-10 (ADMINISTRATION AND ENFORCEMENT) OF ARTICLE XII (SIGN REQUIREMENTS) OF CHAPTER 148 (LAND DEVELOPMENT) TO DELEGATE ENFORCEMENT POWER TO ADDITIONAL INDIVIDUALS

Ordinance #28-2024

WHEREAS, pursuant to Ordinance No. 23-2024, the Township Committee amended Chapter 148 of the municipal code of Readington Township to update the requirements and regulations related to sign placement and usage

WHEREAS, the Township Committee now wishes to amend the enforcement provisions found in Section 148-116.10 of the amended ordinance to clarify the responsibility therefore; and

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

Section I

Section 148-116-11 of Chapter 148 of the municipal code of the Township of Readington is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

- A. The Zoning Officer **or their designee** shall be the enforcing official of this article.
- B. Whenever a temporary sign is erected or maintained in violation of this article, the Zoning Officer **or their designee** may remove the same at any time without notice.
- C. Whenever a temporary sign is erected or posted on public property in violation of this article, the same shall be considered litter and may be removed at any time.
- D. Whenever a permanent sign is erected or maintained in violation of this article or any other provision of this chapter, or whenever in the opinion of the Zoning Officer **or their designee** any sign becomes unsafe or endangers the safety of a building or premises or the public safety, the Zoning Officer **or their designee** shall send a letter by certified mail to the owner of said sign and/or the owner of the premises on which the sign is located, ordering that such sign be brought into conformance or removed within 30 days of receipt of the letter. If the sign is not brought into conformity or removed by the end of the thirty-day period, the Zoning Officer **or their designee** may cause the same to be removed at the expense of the owner of the sign and the owner of the premises on which the sign is located.

Ordinance #28-2024 cont'd:

- E. The Zoning Officer or their designee may cause any sign or sign structure to be removed summarily and without written notice at the expense of the owner of the sign and the owner of the premises on which the sign is located, if it is an immediate peril to persons or property by virtue of its construction or moorings.

Section II

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

Section III

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

Section IV

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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

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

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

6. ***Bond Ordinance Authorizing the Acquisition of Various Capital Items (Police Equipment)***

Mr. Heller inquired about the need for the police motorcycle. Director of Public Safety Jim Curry spoke to the intended use of the motorcycle and pickup truck.

The following ordinance was offered for introduction:

BOND ORDINANCE PROVIDING FOR VARIOUS POLICE VEHICLES AND EQUIPMENT IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$280,100 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$240,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Ordinance #29-2024

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:

Ordinance #29-2024 cont'd:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$280,100, including \$27,500 in insurance proceeds for the police patrol sport utility vehicle with upfit described in Section 3(a) and including the sum of \$12,100 as the down payment required by the Local Bond Law. The down payment is now 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 improvement or purpose not covered by application of the down payment and insurance proceeds, negotiable bonds are hereby authorized to be issued in the principal amount of \$240,500 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. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is various police vehicles and equipment, including but not limited to a police patrol sport utility vehicle with upfit, a police pick-up truck with upfit, a police motor unit and police technology equipment, and further including all related costs and expenditures necessary therefor and incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof, net of the amount of bonds or bond anticipation notes previously authorized by the Township in one or more previously adopted bond ordinances.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor, net of the amount appropriated by the Township in one or more previously adopted bond ordinances.

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 #29-2024 cont'd:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 5 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 \$240,500, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$20,000 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 purpose or improvement.

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 described in Section 3(a) 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 purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement 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. 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 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. Panico to introduce this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

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

7. ***Request for Street Naming / Kaplan Camelot at Readington Urban Renewal LLC Block 36, Lots 5, 5.02, 5.04, 65 & 66***

The Committee discussed the request from Kaplan Camelot at Readington Urban Renewal LLC to name the new municipal road Michael Lane after Michael Kaplan, a principal of Kaplan and Holocaust survivor who recently passed away.

A ***MOTION*** was made by Mr. Panico to table this item, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

8. ***Resolution Appointment of a Fund Commissioner to the Public Alliance Insurance Coverage Fund***

The following resolution was offered for consideration:

#R-2024-150

RESOLUTION APPOINTMENT OF A FUND COMMISSIONER TO THE PUBLIC ALLIANCE INSURANCE COVERAGE FUND

BE IT RESOLVED, by the Township of Readington, County of Hunterdon, State of New Jersey, that it hereby appoints Administrator Richard J. Sheola as the Fund Commissioner and Municipal Clerk Karin M. Parker as the Alternate Fund Commissioner to the Public Alliance Insurance Coverage Fund; and

BE IT FURTHER RESOLVED THAT copies of this Resolution be forwarded to the following:

1. Administrator Richard J. Sheola
2. Municipal Clerk Karin M. Parker
3. Public Alliance Insurance Coverage Fund

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

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

9. ***Resolution Waiving Application, Connection, and Permit Fees Associated with the Sewer Improvement Project at Block 36, Lot 27 in the Township of Readington***

The following resolution was offered for consideration:

#R- 2024-151

RESOLUTION WAIVING APPLICATION, CONNECTION, AND PERMIT FEES ASSOCIATED WITH THE SEWER IMPROVEMENT PROJECT AT BLOCK 36 LOT 27 IN THE TOWNSHIP OF READINGTON

WHEREAS, the Township Committee desires to waive application, connection, and permit fees within its jurisdiction and associated with the pending sewer improvement project to be undertaken at Block 36 Lot 27 in the Township of Readington;

WHEREAS, this waiver is to include fees assessed pursuant to Chapter 142, 148, and 187 of the municipal code of the Township of Readington;

Resolution #R-2024-151 cont'd:

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that all application, connection, and permit fees within its jurisdiction and associated with the pending sewer improvement project to be undertaken at Block 36 Lot 27 are hereby waived.

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

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

10. * **Release of Bond / Monticello (Block 76 Lot 2.05)**

This matter was addressed under the Consent Agenda.

11. * **Release of Police Escrow / Celerity**

This matter was addressed under the Consent Agenda.

12. * **Release of Police Escrow / TMB Racing**

This matter was addressed under the Consent Agenda.

13. * **Application for Blue Light Permit (Daniel Smith)**

This matter was addressed under the Consent Agenda.

14. **2025 Hunterdon County Cultural Heritage Commission History Partnership Program Grant Application**

Deputy Mayor Panico gave a brief overview of the grant. Mr. Heller noted discrepancy of the grant amount versus what was written in the resolution. Mayor Mueller suggested tabling this to the next meeting to clarify the correct amount.

A **MOTION** was made by Mr. Panico to table this until the next meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

15. **Resolution to Authorize the Application for an Age-Friendly Project Grant from New Jersey Department of Human Services**

Deputy Mayor Panico gave a brief overview of the grant.

The following resolution was offered for consideration:

#R-2024-149

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township of Readington desires to apply for an Age-Friendly Project grant from the New Jersey Department of Human Services for \$100,000.00 for development and implementation of a Community Outreach Team (COT) that will serve the Readington Township with a major focus on the aging population.

WHEREAS, the program will specialize in providing services and programing to the aging population in Readington Township; and

WHEREAS, some of the services will include short-term case management and educational presentations focusing on scams, community services, and budgeting to better serve the needs of the residents as they age; and

WHEREAS, age friendly is a global movement to make communities more welcoming and livable for all people of all ages.

BE IT THEREFORE RESOLVED,

- 1) That the Township Committee of the Township of Readington does hereby authorize the application for such a grant; and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Human Services, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Readington and the New Jersey Department of Human Services

BE IT FURTHER RESOVLED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

Christine Dey

Director of Social Services & Housing Coordinator

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

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

ADMINISTRATOR'S REPORT

Administrator Sheola stated that he had nothing further to report.

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

ENGINEER’S REPORT

Engineer O’Brien reported that PSE&G will continue sewer work on Route 523 on September 9th and will close Pulaski Road from School Road to 42nd Street for work on the culverts. Engineer O’Brien stated that as part of the DEP Tier A permit, they are working on the infrastructure mapping that is due to the DEP by the end of 2025. Engineer O’Brien continued that street sweeping has to be implemented by the end of 2025.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported upcoming meeting dates for Traffic Safety, Agricultural Land and Open Space. Mr. Huelsebusch requested approval for Raritan Headwaters to conduct a project in the South Branch surveying eel populations.

A MOTION was made by Mr. Huelsebusch to approve the Raritan Headwaters project, seconded by Mr. Panico with a vote of ayes all, nays none recorded.

VINCENT PANICO

Mr. Panico reported that the Craig Road bridge will be closed for approximately six weeks for repairs. Mr. Panico provided an update on upcoming museum events and recreation programs and reported that the recent National Night Out was a huge success and thanked all those that participated.

ADAM MUELLER

Mayor Mueller spoke to the recent barn fire on Pine Bank Road and thanked all emergency services and everyone that came together from surrounding towns to assist. Mayor Mueller all requested that the Engineer provide updates on the work on the Pleasant Run/Barley Sheaf bridge.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE GOVERNING BODY

Mr. Heller inquired as to the status of the Cold Brook School roof and Dart’s Mill repairs.

Mayor Mueller stated that the cannabis subcommittee will be disbanded.

As there was no further business, *A MOTION* was made by Mr. Panico at 8:25 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk