

**READINGTON TOWNSHIP COMMITTEE
MEETING MINUTES – January 21, 2025**

Mayor Mueller *calls the meeting to order at 5:00 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. Huelsebusch

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> |
|--------------------------------|---|---|
| Interviews | Personnel | Certain information at the discretion of Township Committee tonight.... other . |
| Parks & Recreation / DPW | Personnel | “ “ “ |
| Professional Services | Contract Negotiations..... | “ “ “ |

- Holman Frenia Allison, PC (Municipal Auditors)
- Christopher Corsini, Esq. / Savo Schalk, et al. (Township Attorney)
- Matthew Giacobbe / Clearly, Giacobbe, Alfieri, Jacobs, LLC)
- Craig Bossong, Esq. (Tax Appeal Attorney)
- Martin Allen, Esq. (Tax Appeal Attorney)
- Van Cleef Engineering (Township Engineer)
- McManimon & Scotland (Bond Counsel)
- Surenian, Edwards & Nolan LLC (Special Counsel)
- Sharon A. Dragan, Esq. / Mason Griffin Pierson (Special Counsel)
- Richard Cushing, Esq. / Gebhardt & Kiefer (Special Counsel)
- Boswell Engineering (Conflict Engineer)
- Finelli Consulting Engineers (Conflict Engineer)
- Clarke♦Caton♦Hintz (Township Planners)
- Burgis Associates (Conflict Planners)
- Phoenix Advisors (Smart Services)
- Strategic Consulting & Government Affairs (Hawk Strategies)

- *Brian Davis, Esq / Stephen Davis, Esq. (Municipal Prosecutor)*
- *Robert Ballard III, Esq. (Alternate Municipal Prosecutor)*
- *Scott Mitzner, Esq. (Public Defender)*
- *Anthony M. Rotunno, Esq. (Alternate Public Defender)*
- *JEC Computers, LLC (Computer and Printer Maintenance)*
- *Finelli Consulting Engineers (Conflict Engineer)*
- *Inspection Svcs. for Lake Cushetunk Dam (AEIS)*
- *Risk Management Consultant*
- *Airport Planning Services / Technical Expertise (Marr Arnold Planning LLC)*
- *Special Counsel (Robert Simon, Esq.)*

| | | | | |
|--------------------------------|--------------------------------|---|---|---|
| (Finance) | Contract Negotiations | “ | “ | “ |
| Executive Session Minutes..... | Attorney-Client Privilege..... | “ | “ | “ |
| • December 16, 2024 | | | | |
| • December 20, 2024 | | | | |
| Attorney-Client Privilege..... | Attorney-Client Privilege..... | “ | “ | “ |
| Affordable Housing..... | Potential Litigation..... | “ | “ | “ |
| Personnel..... | 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 7:30 p.m.

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

Executive Session:

Personnel / Interviews

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Parks & Recreation / Department of Public Works

A **MOTION** was made by Mr. Panico to amend the Department of Public Works Director title to Director of Department of Public Works and Parks and update the requisite job descriptions to match the responsibilities, 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 / Professional Services:

Township Auditor (Holman Allison Frenia PC)

The following resolution was offered for consideration:

#R-2025-10

APPOINTMENT OF THE FIRM OF HOLMAN FRENIA ALLISON, PC AS MUNICIPAL AUDITORS FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Holman Frenia Allison, PC having offices located at 194 E Bergen Place, Red Bank, NJ 07701, as the Municipal Auditors for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Holman Frenia Allison, PC having offices located at 194 E Bergen Place, Red Bank, NJ 07701 are hereby appointed as the Township Auditors for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Township Attorney (Christopher Corsini, Esq.)

The following resolution was offered for consideration:

#R-2025-11

APPOINTMENT OF CHRISTOPHER CORSINI OF THE FIRM SAVO, SCHALK, CORSINI, WANER GILLIESPIE, O'GRODNICK & FISHER, PA, AS TOWNSHIP ATTORNEY FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the Christopher Corsini Esq., of the firm of Savo, Schalk, Corsini, Waner Gilliespie, O'Grodnick & Fisher, PA, having offices located at 56 East Main Street, Somerville, NJ 08876, as the Township Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-11 cont'd:

1. Christopher Corsini, Esq. of the firm of the firm of Savo, Schalk, Corsini, Waner Gilliespie, O'Grodnick & Fisher, PA, having offices located at 56 East Main Street, Somerville, NJ 08876 is hereby appointed as the Township Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Labor Attorney (Matthew Giacobbe, Esq.)

The following resolution was offered for consideration:

#R-2025-12

APPOINTMENT OF MATTHEW GIACOBBE ESQ. OF THE FIRM OF CLEARY GIACOBBE ALFIERI JACOBS LLC, AS LABOR ATTORNEY FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Matthew J. Giacobbe Esq., of the firm of Cleary Giacobbe Alfieri Jacobs LLC, having offices located at 169 Ramapo Valley Road Upper Level Suite 105 Oakland, NJ 07436, as the Labor Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Matthew J. Giacobbe, Esq. of the firm of Cleary Giacobbe Alfieri Jacobs LLC, having offices located at 169 Ramapo Valley Road Upper Level Suite 105 Oakland, NJ 07436 is hereby appointed as the Labor Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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

Tax Attorney (Craig Bossong, Esq.)

The following resolution was offered for consideration:

#R-2025-13

APPOINTMENT OF CRAIG BOSSONG, ESQ. OF THE FIRM OF FLORIO, PERUCCI, STEINHARDT CAPPELLI AND TIPTON PA, AS TAX ATTORNEY FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Craig Bossong, of the firm of Florio, Perucci, Steinhardt Cappelli and Tipton PA, having offices located at 91 Larry Holmes Dr, Easton, PA 18042, as the Tax Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Craig Bossong, Esq. of the firm of Florio, Perucci, Steinhardt Cappelli and Tipton PA, having offices located at 91 Larry Holmes Dr, Easton, PA 18042 is hereby appointed as the Tax Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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

Tax Attorney (Martin Allen, Esq)

The following resolution was offered for consideration:

#R-2025-14

APPOINTMENT OF MARTIN ALLEN, ESQ. OF THE FIRM OF DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LEHREER & FLAUM, PC, AS TAX ATTORNEY FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Martin Allen, Esq. of the firm DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C., having offices located at [15 Mountain Boulevard, Warren, New Jersey 07059](#), as the Tax Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Martin Allen, Esq. of the firm DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C., having offices located at [15 Mountain Boulevard, Warren, New Jersey 07059](#) is hereby appointed as the Tax Attorney for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with N.J.S.A. 40A:11-6(1) (a) of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Township Engineer (Robert O'Brien, Van Cleef Engineering)

The following resolution was offered for consideration:

#R-2025-15

APPOINTMENT ROBERT O'BRIEN OF THE FIRM OF VAN CLEEF ENGINEERING AS MUNICIPAL ENGINEER FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Robert O'Brien of the firm of Van Cleef Engineering Associates, LLC having offices located at 32 Brower Lane, Hillsborough, NJ 08844, as the Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-15 cont'd:

1. Robert O'Brien of the firm of Van Cleef Engineering Associates, LLC having offices located at 32 Brower Lane, Hillsborough, NJ 08844 is hereby appointed as the Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Bond Counsel Services (McManimon, Scotland & Bauman)

The following resolution was offered for consideration:

#R-2025-16

APPOINTMENT OF MCMANIMON & SCOTLAND, LLC FOR BOND ATTORNEY SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of McManimon & Scotland, LLC, as Bond Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. McManimon & Scotland, LLC, having offices located at 75 Livingston Avenue Roseland, NJ 07068 is hereby appointed as Bond Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Special Counsel (Surenian Edwards Buzak and Nolan LLC)

The following resolution was offered for consideration:

#R-2025-17

APPOINTMENT OF THE FIRM OF SURENIAN, EDWARDS, BUZAK AND NOLAN AS SPECIAL COUNSEL FOR AFFORDABLE HOUSING OBLIGATION SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Surenian, Edwards, Buzak and Nolan as Special Litigation Counsel (Affordable Housing Obligations) for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. The firm of Surenian, Edwards, Buzak and Nolan, is hereby appointed as Special Litigation Counsel (Affordable Housing Obligations) for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Special Counsel (Sharon Dragan, Esq)

The following resolution was offered for consideration:

#R-2025-18

APPOINTMENT OF SHARON DRAGAN OF THE FIRM MASON GRIFFIN & PIERSON FOR SPECIAL COUNSEL SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Sharon Dragan of the firm Mason, Griffin & Pierson as Special Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-18 cont'd:

1. Sharon Dragan, Esq. of the firm Mason, Griffin & Pierson, having offices located at 101 Poor Farm Road, Princeton, NJ 08540 is hereby appointed as Special Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Special Counsel (Richard Cushing, Esq)

The following resolution was offered for consideration:

#R-2025-19

APPOINTMENT OF RICHARD CUSHING OF THE FIRM GEBHARDT & KIEFER FOR SPECIAL COUNSEL SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Richard Cushing of the firm of Gebhardt & Kiefer, having offices located at 1318 Route 31 North, Annandale, NJ 08801 as Special Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Richard Cushing, Esq. of the firm Gebhardt & Kiefer, having offices located at 1318 Route 31 North, Annandale, NJ 08801 is hereby appointed as Special Counsel for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Conflict Engineer (Boswell Engineering)

The following resolution was offered for consideration:

#R-2025-20

APPOINTMENT OF THE FIRM OF BOSWELL ENGINEERING AS CONFLICT MUNICIPAL ENGINEER FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Boswell Engineering having offices located at 330 Phillips Ave, South Hackensack, NJ 07606, as the conflict Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. The firm of Boswell Engineering having offices located at 330 Phillips Ave, South Hackensack, NJ 07606 is hereby appointed as the conflict Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Conflict Engineer (Finelli Consulting Engineering)

The following resolution was offered for consideration:

#R-2025-21

APPOINTMENT OF BRYCE GOOD OF THE FIRM OF FINELLI CONSULTING ENGINEERS AS CONFLICT MUNICIPAL ENGINEER FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Bryce Good of the firm of Finelli Consulting Engineers having offices located at 205 Route 31 North, Washington, NJ 07882, as the conflict Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-21 cont'd:

1. Bryce Good of the firm of Finelli Consulting Engineers having offices located at 205 Route 31 North, Washington, NJ 07882 is hereby appointed as the conflict Municipal Engineer for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Township Planner (Clark Caton Hintz)

The following resolution was offered for consideration:

#R-2025-22

APPOINTMENT OF THE FIRM OF CLARKE*CATON*HINTZ FOR PLANNING AND LANDSCAPING SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Clarke*Caton*Hintz having offices located at 100 Barrack Street Trenton, NJ 08608, as Township Planners for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. The firm of Clarke*Caton*Hintz having offices located at 100 Barrack Street Trenton, NJ 08608, is hereby appointed as the Township Planners for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Conflict Planner (Burgis Associates)

The following resolution was offered for consideration:

#R-2025-23

APPOINTMENT OF THE FIRM OF BURGIS ASSOCIATES, INC FOR CONFLICT MUNICIPAL PLANNING SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Burgis Associates, Inc. having offices located at 25 Westwood Ave, Westwood, NJ 07675, as conflict Township Planners for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. The firm of Burgis Associates, Inc having offices located at 25 Westwood Ave, Westwood, NJ 07675, are hereby appointed as the conflict Township Planners for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Smart Services (Phoenix Advisors)

The following resolution was offered for consideration:

#R-2025-24

APPOINTMENT OF THE FIRM OF PHOENIX ADVISORS, LLC AS MUNICIPAL ADVISOR SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Phoenix Advisors, LLC having offices located at 625 Farnsworth Ave, Bordentown, NJ 08505, as the Municipal Advisor services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-24 cont'd:

1. The firm of Phoenix Advisors, LLC having offices located at 625 Farnsworth Ave, Bordentown, NJ 08505 is hereby appointed for Municipal Advisory services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Strategic Consulting & Government Affairs (Hawk Strategies)

The following resolution was offered for consideration:

#R-2025-25

APPOINTMENT OF THE FIRM OF HAWK STRATEGIES FOR STRATEGIC CONSULTING & GOVERNMENT AFFAIRS FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Hawk Strategies LLC, PO Box 1022, Somerville, NJ 08876, for Strategic Consulting & Government Affairs services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

4. The firm of Hawk Strategies LLC, PO Box 1022, Somerville, NJ 08876 is hereby appointed for Strategic Consulting & Government Affairs services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
5. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
6. This Resolution shall take effect immediately.

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

Municipal Prosecutor (Brian & Stephen Davis, Esq)

The following resolution was offered for consideration:

#R-2025-26

**APPOINTMENT OF BRIAN DAVIS AND STEPHEN DAVIS, ESQ. OF THE FIRM
DIFRANCESCO, BATEMAN, KUNZMAN, DAVIS, LEHRER & FLAUM, P.C AS MUNICIPAL
PROSECUTOR FOR THE YEAR 2025**

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Brian Davis and Stephen Davis, Esq. of the firm DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C., having offices located at [15 Mountain Boulevard, Warren, New Jersey 07059](#) as Municipal Prosecutors for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Brian Davis and Stephen Davis, Esq. of the firm DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, P.C., having offices located at [15 Mountain Boulevard, Warren, New Jersey 07059](#) are hereby appointed as Municipal Prosecutors for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with N.J.S.A. 40A:11-6(1) (a) of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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

Alternate Prosecutor (Robert Ballard, III, Esq)

The following resolution was offered for consideration:

#R-2025-27

APPOINTMENT OF ROBERT BALLARD III OF THE FIRM OF O'CONNOR, PARSONS, LANE AND NOBLE, LLC AS ALTERNATE PROSECUTOR FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Robert Ballard III, Esq., of the firm of O'Connor, Parsons, Lane and Noble LLC, having offices located at 959 South Springfield Avenue, Springfield, NJ 07081 as the Alternate Prosecutor for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Robert Ballard III, Esq., O'Connor, Parsons, Lane and Noble LLC, having offices located at 959 South Springfield Avenue, Springfield, NJ 07081 is hereby appointed as the Alternate Prosecutor for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Public Defender (Scott Mitzner, Esq)

The following resolution was offered for consideration:

#R-2025-28

APPOINTMENT OF SCOTT MITZNER AS PUBLIC DEFENDER FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Scott Mitzner, Esq. having offices located at 786 Mountain Boulevard, Watchung, NJ 07069 as the Public Defender for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerks Office.

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

1. Scott Mitzner, Esq., having offices located at 786 Mountain Boulevard, Watchung, NJ 07069 is hereby appointed as the Public Defender for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

Resolution #R-2025-28 cont'd:

2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Alternate Public Defender (Kuchinsky & Rotunno)

The following resolution was offered for consideration:

#R-2025-29

**APPOINTMENT OF ANTHONY ROTUNNO OF THE FIRM KUCHINSKY AND ROTUNNO, PC
AS ALTERNATE PUBLIC DEFENDER
FOR THE YEAR 2025**

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Anthony Rotunno, Esq. of the firm Kuchinsky and Rotunno P.C., having offices located at 170 Route 31, Flemington, NJ 08822 as the Alternate Public Defender for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Anthony Rotunno, Esq. of the firm Kuchinsky and Rotunno P.C., having offices located at 170 Route 31, Flemington, NJ 08822 is hereby appointed as the Alternate Public Defender for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Computer and Printer Maintenance Services (JEC Computers)

The following resolution was offered for consideration:

#R-2025-30

APPOINTMENT OF THE FIRM OF JEC COMPUTERS, LLC FOR COMPUTER AND PRINTER MAINTENACE SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of JEC Computers, LLC having offices located at 113 Geigel Hill Road, Erwinna, PA 18920, for computer and printer maintenance services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. JEC Computers, LLC having offices located at 113 Geigel Hill Road, Erwinna, PA 18920, is hereby appointed for computer and printer maintenance services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Dam Inspection Services (AEIS)

The following resolution was offered for consideration:

#R-2025-31

APPOINTMENT OF THE FIRM OF AEIS ENGINEERING FOR INSPECTION SERVICES FOR LAKE CUSHETUNK DAM FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Advanced Engineering and Inspection Services (AEIS) having offices located at 16 Monsey Road, Flemington, NJ 08822, for inspection services at the Lake Cushetunk Dam for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

Resolution #R-2025-31 cont'd:

1. The firm of Advanced Engineering and Inspection Services (AEIS) having offices located at 16 Monsey Road, Flemington, NJ 08822 is hereby appointed for inspection services at the Lake Cushetunk Dam for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with N.J.S.A. 40A:11-6(1) (a) of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 |

Risk Management Consultant (Acrisure)

The following resolution was offered for consideration:

#R-2025-32

**TOWNSHIP OF READINGTON
RISK MANAGEMENT CONSULTANT RESOLUTION**

WHEREAS, the Township of Readington has resolved to join the Public Alliance Insurance Coverage Fund ("PAIC") following a detailed analysis; and

WHEREAS, the Bylaws of PAIC require that each entity designate a Risk Management Consultant to perform various professional services as detailed in the Bylaws and Risk Management Plan; and

WHEREAS, the Bylaws indicate that PAIC shall pay each Risk Management Consultant a fee to be established annually by the Executive Committee;

NOW THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Readington does hereby appoint Acrisure as its Risk Management Consultant in accordance with the Fund's Bylaws.

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

Airport Planning Services/Technical Expertise (Marr Arnold Planning LLC)

The following resolution was offered for consideration:

#R-2025-33

APPOINTMENT OF THE FIRM OF MARR ARNOLD TO PROVIDE AIRPORT PLANNING SERVICES AND TECHNICAL EXPERTIES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint the firm of Marr Arnold Planning, LLC , 1328 California Ave., Ames IA 50014, for airport planning services and technical expertise for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

7. The firm of Marr Arnold Planning, LLC , 1328 California Ave., Ames IA 50014, for airport planning services and technical expertise for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.
8. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
9. This Resolution shall take effect immediately.

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 |

Special Counsel (Robert Simon, Esq)

The following resolution was offered for consideration:

#R-2025-34

APPOINTMENT OF ROBERT SIMON OF THE FIRM HEROLD LAW FOR SPECIAL COUNSEL SERVICES FOR THE YEAR 2025

WHEREAS, the Governing Body of the Township of Readington wishes to appoint Robert Simon of the firm Herold Law Special Counsel (Solberg-Hunterdon Airport) for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

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

1. Robert Simon, Esq. of the firm Herold Law, having offices located at 25 Independence Blvd., Suite 301, Warren, New Jersey 07059 is hereby appointed as Special Counsel (Solberg-Hunterdon Airport) for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk's Office.

Resolution #R-2025-34 cont'd:

2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with N.J.S.A. 40A:11-6(1) (a) of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. This Resolution shall take effect immediately.

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 / (Finance)

The following resolution was offered for consideration:

#R-2025-35

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there is a need in the Finance Office for part-time assistance; and

WHEREAS, Laurie Finger has the necessary qualifications to be appointed to a position as Temporary Part-time Finance Assistant; and

WHEREAS, Richard J. Sheola as Chief Financial Officer, has certified the availability of funds for this personnel action in account 5-01-103-111; and

THEREFORE, BE IT RESOLVED the Township Committee appoints Laurie Finger as Part-time Finance Assistant for Readington Township effective January 22, 2025 at the rate of \$75 per hour.

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 |

Attorney-Client Privilege / Executive Session Minutes / December 16, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of December 16, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / December 20, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of December 20, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Mueller stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

Deputy Mayor Panico spoke to the 4th Round Affordable Housing obligations.

Potential Litigation / Personnel

MOTION was made by Mr. Heller to open the file from the recent personnel investigation to permit Committee members to view the report, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese -Aye
Mr. Heller -Aye
Mr. Huelsebusch -Nay

Mayor Mueller and Deputy Mayor Mueller recused from the vote.

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.*

1. * **APPROVAL OF MINUTES** of meetings of December 16, December 20, December 30 (2024) and January 7, 2025
2. * **Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agriculture Development Committee for Farmland Preservation Grant Funds for FY2026**

#R-2025-37

**TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY
SUPPORT FOR AN APPLICATION TO THE STATE AGRICULTURE DEVELOPMENT
COMMITTEE FOR FARMLAND PRESERVATION GRANT FUNDS FOR FY2026**

WHEREAS, the State of New Jersey created the Agriculture Retention and Development Act in 1983 (C.4:1C-11 et seq) allowing for the preservation of appropriate farmland; and

WHEREAS, the State of New Jersey established the Planning Incentive Grant Act in 1999 (N.J.S.A. 4:1C-43.1) to provide grants to eligible municipalities to purchase agricultural easements. These grants come with certain requirements, such as a Farmland Preservation Plan as part of the municipality's Master Plan, a Right to Farm ordinance, a dedicated source such as an Open Space Tax and an Open Space Trust Fund, and establish a Agricultural Advisory Committee; and

WHEREAS, the Township of Readington created an Open Space Tax in 1994 with a tax of \$0.02 per \$100.00 of assessed value of real property located in the Township.

WHEREAS, the Township of Readington has followed all the requirements as part of the SADC Municipal Planning Incentive Grant Program such as the Open Space Tax and Open Space Trust Fund, as well as a Right-to-Farm ordinance and a Farmland Preservation Plan element of the Master Plan; and

WHEREAS, the Township of Readington has actively preserved farmland since 1987, preserving approximately 5,000 acres; and

WHEREAS, there are certain properties within the Township of Readington for which the owners have expressed an interest to place their properties within the farmland preservation program;

Resolution #R-2025-37 cont'd:

and

WHEREAS, the Township of Readington anticipates preserving more than 2,000 acres through the State Farmland Preservation Program and will need to make an application to the State to receive such preservation funds;

NOW, THEREFORE, BE IT RESOLVED BY THE READINGTON TOWNSHIP COMMITTEE THAT:

1. That the Township of Readington endorses and supports the annual application being made to the State of New Jersey Agriculture Development Committee for anticipated Farmland Preservation Grant Funds for fiscal year 2026;
2. That the Mayor and/or Deputy Mayor of the Township of Readington is hereby authorized to execute any application or agreement in connection with the aforesaid application;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

3. * **Application for Blue Light Permits**

*Dante Brancato
Owen Heft
Jeremy Hughes
Ian McInerney*

4. * **Release of Board of Health Escrow / Block 73, Lot 29.02**

5. * **NJ State Firefighter's Association Application for Membership (Mary Pagana)**

6. * **Resolution to Authorize Application to Obtain a Grant for the Acquisition of LED Tennis/Basketball Lighting in Pickell Park**

R-2025-38

RESOLUTION TO AUTHORIZE APPLICATION TO OBTAIN A GRANT FOR THE ACQUISITION OF LED TENNIS/BASKETBALL LIGHTING IN PICKELL PARK

WHEREAS, the Township of Readington desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$ 100,00.00 (one-hundred thousand dollars) to carry out a project to purchase and install new LED tennis/basketball court lighting in Pickell Park.

BE IT THEREFORE RESOLVED,

1. that 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 Community Affairs, 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 Community Affairs.

BE IT FURTHER RESOLVED, 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:

Resolution #R-2025-38 cont'd:

| | |
|--|--|
| (signature) <i>Gabrielle Bolarakis</i> Gabrielle Bolarakis (type or print name) | (signature) <i>Richard Sheola</i> Richard Sheola (type or print name) |
| Director of Recreation (title) | Township Administrator/QPA (title) |

- 7. * **Release of Escrow / Block 19.01, Lot 8 (Esso Paving)**
- 8. * **Sewer Overpayments from 2024 Resolution**
- 9. * **Tax Overpayments from 2024 Resolution**
- 10. * **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 | \$ 275.00 |
| GENERAL | 4-01 | \$ 240,614.83 |
| SEWER UTILITY OP FUND | 4-02 | \$ 5,387.28 |
| GENERAL | G-01 | \$ 38.09 |
| OTHER TRUST | X-03 | \$ 22,816.50 |
| 2021 CAP IMPROVEMENTS | X-21 | <u>\$ 1,539.00</u> |
| TOTAL OF ALL FUNDS | | \$ 270,670.70 |

- 11. * **State of NJ Department of Environmental Protection Green Acres Program Enabling Resolution for Supplemental Funding Request**

The following resolution was offered for consideration:

#R-2025-39

**STATE OF NEW JERSEY
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 GREEN ACRES PROGRAM**

ENABLING RESOLUTION for SUPPLEMENTAL FUNDING REQUEST

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program (“State”), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Township of Readington has previously obtained Green Acres loans of \$3,250,000 and Green Acres grants of \$8,525,000 from the State [and an Urban Parks grant of \$0 from the State] to fund the following project(s):

#1022-96-066 Greenway Planning Incentive; and

WHEREAS, the Township of Readington desires to further the public interest by requesting an additional Green Acres loan of \$-0- and/or an additional Green Acres grant of \$1,000,000 [and an additional Urban Parks grant of \$-0- from the State] to fund the project(s); and

Resolution #R-2025-39 cont'd:

WHEREAS, the State shall determine if the supplemental funding request is complete and in conformance with the scope and intent of the Green Acres Program and notify the applicant of the amount of the funding award; and

WHEREAS, the applicant is willing to use the State's funds in accordance with its rules, regulations, and applicable statutes, and is willing to enter into an Amendment of the Agreement with the State for the project named above;

NOW, THEREFORE, the governing body/board resolves that:

1. Adam Mueller or the successor to the office of Mayor is hereby authorized to:
 - (a) request such a loan and/or such a grant,
 - (b) provide additional information and furnish such documents as may be required, and
 - (c) act as the authorized correspondent of the above-named applicant; and
2. The applicant agrees to provide the local government/nonprofit share if a match is required.
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project.
4. This resolution shall take effect immediately.

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

| | |
|-----------------|---|
| Mr. Albanese | -Aye (abstained from approval of January 7, 2025 minutes) |
| Mr. Heller | - Aye |
| Mr. Huelsebusch | - Aye (abstained from of December 30, 2024 minutes) |
| Mr. Panico | - Aye |
| Mayor Mueller | - Aye |

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

CORRESPONDENCE / OTHER INFORMATION

1. Public Note from Township of Hillsborough Planning Board in ***the Matter of Public Hearing to Review and Adopt the Master Plan Amendment - Land Use Element.***
No action taken.

OLD 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 and RR Rural Residential Zones***

The following ordinance was offered for introduction:

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 AND RR RURAL RESIDENTIAL ZONES

Ordinance #01-2025

WHEREAS, the Township ordinance does not permit more than one dwelling on one lot within single-family residential districts; and

WHEREAS the Township sees a benefit to permitting more than one dwelling on a limited number of large properties within appropriate single-family residential districts to provide the opportunity for multiple members, or generations, of families to live on the same property within their individual homes, thus increasing the available housing stock within the Township in a manner that does not compromise the rural, agricultural character of the landscape; and

WHEREAS the Township intends to allow the development of such homes in a manner that protects the environment, including groundwater resources, surface waters, forests, wetlands, steep slopes, and without compromising the Township’s agricultural and open space preservation policies; and

WHEREAS the minimum permitted lot sizes in the SRR Special Resource Residential and RR Rural Residential zoning districts are, most prominently, based on the ability of the groundwater to dilute nitrates from septic effluent emanating from on-site subsurface septic disposal fields that serve homes in the districts; and

WHEREAS, in order to allow up to two homes on a single property in the SRR Special Resource Residential and RR Rural Residential districts without negatively impacting groundwater quality due to unanticipated concentrations of nitrates, any lot upon which two detached single-family dwellings are developed should have at least four times the area of the minimum required conventional lot size for a single-family home in the SRR zone and at least eight times the area of the minimum required conventional lot size for a single-family home in the RR zone.

NOW THEREFORE BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY that the following amendments shall be made to Chapter 148 of the Land Use Ordinance as follows (new language is underlined and bolded **thus**; deleted language is struck ~~thus~~):

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

SECTION 2. The following sections of Article IV “District Regulations”, are hereby amended to permit up to two detached single-family dwellings on lots with a certain minimum acreage, as follows:

§148-14 SRR Special Resource Residential Zone

A. **Permitted principal**~~Principal permitted~~ uses. One of the following:

- (1) Detached single-family dwelling units. **Lots having an area of 40 acres or greater may have up to two detached single-family dwellings, subject to all of the following requirements:**
 - (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
 - (b) **The property shall have no more than one driveway-to-street connection per street frontage.**
 - (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant for all buildings.**

§148-16 RR Rural Residential Zone

A. Permitted principal uses - RR Zone.

- (2) Detached single-family dwelling units. **Lots with an area of 40 acres or greater may have up**

Ordinance #01-2025 cont'd:

to two detached single-family dwellings, subject to all of the following requirements:

- (a) **No dwellings on the subject property shall be rented for a time period of six months or less.**
- (b) **The property shall have no more than one driveway/street connection per street frontage.**
- (c) **The property, and all buildings and structures, shall conform to all bulk, spatial and use regulations of Chapter 148. However, one dwelling may be located within the front yard of the other dwelling, provided that the minimum front yard setback is compliant.**

SECTION 3. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 4. The sections, subsections and provisions of this ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 5. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 6. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 7. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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

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

The Public Hearing was scheduled for February 18, 2025 at 7:45 p.m.

2. ***An Ordinance Supplementing and Amending Volume II Chapter 148 Entitled "Land Development" of the Code of the Township of Readington, 2000 to Create the HVC Highway Village Commercial, HC Highway Commercial, and the ROM-3 Research Office and Manufacturing Zoning Districts, and to Provide Use Provisions, Spatial and Design Standards, and Definitions Related thereto; to Remove the Village Residential Affordable Housing-1 Districts, and Amend the Zoning Map of the Township to Reflect the Amending Zoning Districts***

The following ordinance was offered for introduction:

AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS

Ordinance #02-2025

WHEREAS, Readington Township continues to seek appropriate measures within the Land Development Code to maintain and enhance the economic viability within the Route 22 corridor; and

WHEREAS, Readington Township is committed to revitalizing underutilized and deteriorating properties by creating new development and redevelopment opportunities within the US Route 22 corridor. These efforts aim to improve aesthetic quality of the Township's built environment, attract new businesses, generate additional employment opportunities, and foster a more economically vibrant and resilient community; and

WHEREAS, Readington Township is dedicated to revitalization of this commercial corridor in a manner that preserves the existing rural character of the district; and

WHEREAS, Readington Township Planning Board adopted a Master Plan Reexamination Report on October 23, 2023, that recommends zoning amendments and the creation of new zones within the Route 22 corridor to provide a regulatory framework to increase economic activity, development and redevelopment to benefit the Township; and

WHEREAS, Readington Township has determined that amending Chapter 148 Land Development to permit a greater range of permitted principal uses with appropriate design standards, through the establishment of the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Districts along Route 22 to provide for additional opportunities for business and mixed residential/commercial development within the corridor is consistent with the Master Plan; and

WHEREAS, Readington Township replaced the Village Residential Affordable Housing-1 District with the Block 36 Redevelopment Plan without having deleted the regulations from the Ordinance. This Ordinance repeals the VRAH-1 regulations as they are no longer applicable.

THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, that the following amendments shall be made to Chapter 148 of the Land Use Ordinance of the Township of Readington as follows (Deletions are indicated ~~thus~~; additions are indicated thus):

SECTION I. The above preambles are incorporated as if fully set forth herein.

SECTION II. Article II §148-9 entitled "Definition of Terms" is hereby supplemented and amended to create new definitions and to modify the following existing terms:

ALCOHOL FACILITY — Any of the following alcohol production or service facilities:

- Bar - A use engaged primarily in the sale or dispensing of alcoholic beverages by the drink for consumption on the premises.
- Brewpub - A restricted brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.c. license in combination with a restaurant that has a plenary brewery license.
- Cidery - A facility for the production of alcoholic cider licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.
- Craft Distillery - A facility for the making of liquor produced by the distillation process from plant matter that has previously undergone an alcoholic fermentation process and is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 3.d license.
- Limited Brewery - A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 1.b. license.
- Meadery - A fermentation facility for the making of mead that is licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10; a.k.a., a 2.f license.

AUTO DETAILING — A service business involving washing, waxing, bug and tar removal, clay bar surface, degreasing, dressing outside plastics and rubber, waxing or wax sealant, buffing, cleaning and dressing tires, cleaning the engine, dent repair, ventilation decontamination, headlight restoration touch-up painting, fixing scratches or marring in the paint or wheels, applying paint

Ordinance #02-2025 cont'd:

protective coatings and films, interior vacuuming, steam cleaning, cleaning of interior, dressing interior materials, spot cleaning, and/or interior shampooing of automobiles.

AUTO REPAIR AND SERVICE — A service involving the maintenance, servicing, or repair of motor vehicles.

BANK (FINANCIAL) - A business for the custody, loan, or exchange of money or other financial instruments; for the extension of credit and for facilitating the transmission of funds. A bank that includes a drive through facility to conduct business shall meet this definition.

BED AND BREAKFAST – A private residence that rents rooms as temporary lodging and which is the personal residence of the operator. A maximum of eight rooms shall be rented. The food that may be served to registered guests is limited to a breakfast meal and light snacks. Length of stay shall not exceed 21 consecutive days for each registered guest. Total guest occupancy shall not exceed 20 persons at any one time.

CONSTRUCTION OR TRADE CONTRACTOR – A use which shall include an office and may include outdoor storage of equipment, materials or vehicles directly related to the contracting business. Such a use encompasses trades relating to construction, but shall not include manufacturing, assembly, or processing of goods or materials.

DAYCARE, ADULT – A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

EQUIPMENT RENTAL AND SALES – Uses engaged in the rental or sale of tools, tractors, construction equipment, agricultural implements, and other, similar equipment. This term does not include the sale or rental of vehicles used on public thoroughfares or uses that require a Dealership License from the New Jersey Motor Vehicle Commission.

FARMERS MARKET – Retail sale of vegetables or produce, flowers, orchard products, and similar agricultural products, occurring in a predesignated area, where the vendors are individuals who have raised the vegetables or produce or have taken the same on consignment for retail sale.

GARDEN CENTER – A use where retail and wholesale products and produce are sold to consumers and construction and trade contractors. These centers, which may include a nursery and/or greenhouses, may include plant material, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils. Such uses may contain outdoor storage of plant material which is visible to the street or public right-of-way, though products other than plant material may not be stored in such a manner, and outdoor storage of other material or products may not be within public view.

LABORATORY: MEDICAL – A facility where blood or other biological specimens are collected, analyzed, or both.

LABORATORY: RESEARCH, TESTING AND ANALYTICAL – A facility for scientific analysis of natural resources, medical and dental resources, electronics, large instruments and manufactured materials. This does not include work with hazardous materials or testing of devices or other materials on animals

LIMITED BREWERY — A limited brewery licensed by the State of New Jersey pursuant to N.J.S.A. 33:1-10.

OFFICE, PROFESSIONAL AND GENERAL – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, reproduction, computer and communications equipment.

OUTPATIENT SURGICAL CENTER – A facility where patients are admitted for treatment or surgical procedures by physicians or other medical personnel where treatment and surgical procedures require a stay of less than twenty-four hours.

Ordinance #02-2025 cont'd:

PHARMACY – A retail facility where drugs and medicines are prepared, packaged and dispensed. Retail sales may include pharmaceutical products and supplies, therapeutic devices and personal care products. Accessory retail items may include non-health-related products. A pharmacy that includes a drive through facility shall meet this definition.

RECREATION AND SPORTS FACILITY – A permanent facility for recreational activities including any of the following: tennis, platform games, swimming, exercise rooms, handball, basketball, soccer, lacrosse, fitness instruction, martial arts, gymnastics, table-top games, skate park facilities, bowling, squash, golf, ice skating, hockey, roller skating, archery, rock climbing, laser tag, badminton, racquetball, axe throwing, paintball and/or similar activities. Vehicular sports or motor-driven equipment are excluded.

RETAIL SERVICE – Establishments providing services or entertainment, as opposed to products, to the general public for personal or household use, including, finance, real estate and insurance, motion pictures, amusement and recreation services, health, educational, and social services, personal care, hair and beauty services, museums and concert halls, but not to include adult cabarets.

SMALL APPLIANCE REPAIR SERVICES – A use where customers bring portable devices and instruments typically used for domestic functions, including but not limited to: vacuum cleaners, televisions, toasters, hairdryers, mixers, fans, radios, food processors, smart phones, computers and other household electronic devices for service, repair or refurbishment. Used and refurbished appliances and devices may also be sold on the premises.

THEATER – A facility used to show motion pictures or for drama, dance, musical or other live performances.

URGENT CARE – Shall mean any medical use engaged in providing walk-in, extended hour access for acute illness and injury care that is either beyond the scope or availability of the typical primary care practice or medical clinic. Urgent care does not include holding of patients overnight, emergency room services, medical offices and hospitals.

SECTION III. Article III, §148-10 entitled "Zoning Districts", is hereby amended as follows:

§148-10 Zoning Districts.

A. For the purpose of this chapter, the Township of Readington is hereby divided into ~~24~~ 32 districts as follows:

| | |
|-------|--|
| SRR | Special Resource Residential |
| AR | Agricultural Residential |
| RR | Rural Residential |
| R-1 | Residential One-Acre |
| VR | Village Residential |
| VR-1 | Village Residential-1 Zone |
| HR | Hamlet Residential |
| HC | Highway Commercial |
| HVC | Highway Village Commercial |
| PND | Planned Neighborhood Development |
| PND-1 | Planned Neighborhood Development |
| PND-2 | Planned Neighborhood Development Zone |
| VC | Village Commercial |
| VH | Village Hospitality |
| PO | Professional Office |
| B | Business District |
| LCBO | Licensed Cannabis Business Overlay |
| ROM-1 | Research Office and Manufacturing |
| ROM-2 | Research Office and Manufacturing Park |
| ROM-3 | Research Office and Manufacturing |
| RO | Research Office |

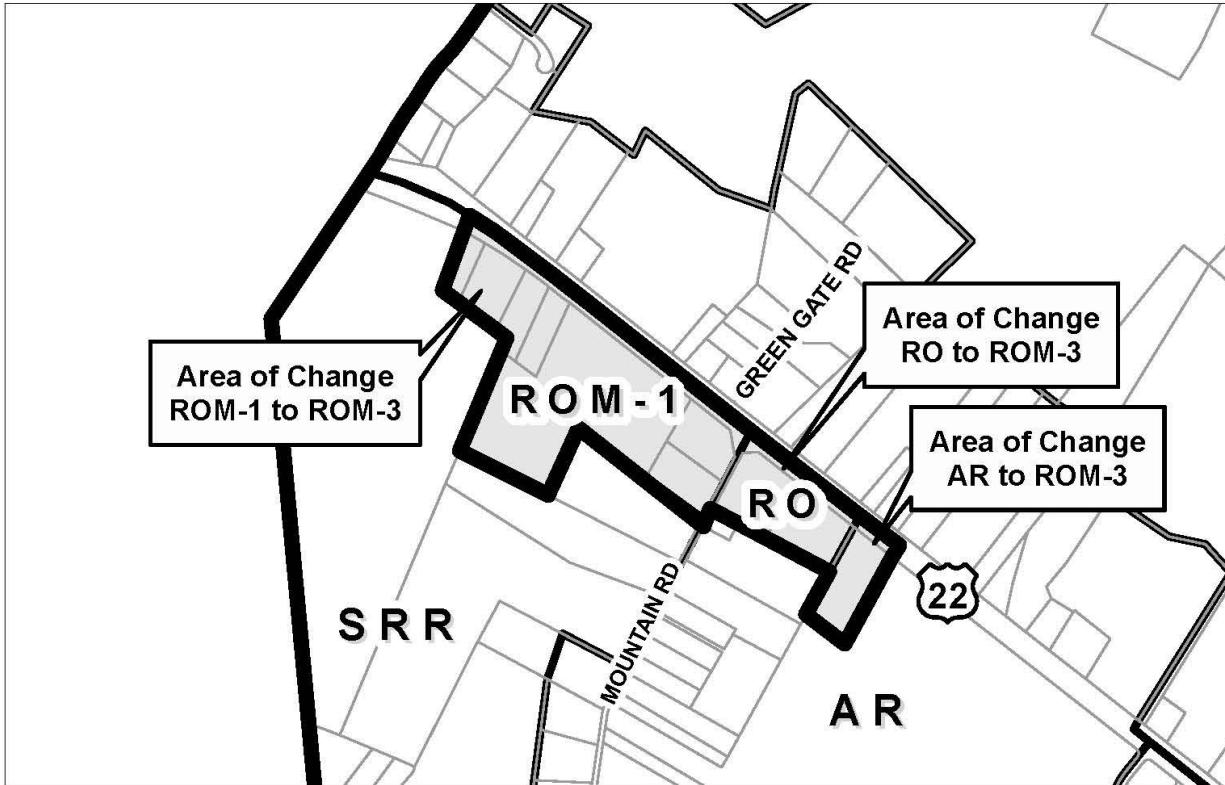
Ordinance #02-2025 cont'd:

| | |
|-------------------|---|
| RO-1 | Research Office |
| SC-2 | Senior Citizen-2 |
| SC-4 | Senior Citizen-4 Overlay Zone |
| | Solberg-Hunterdon Air Safety and Historic Airport Overlay |
| VRAH-1 | Village Residential Affordable Housing-1 |
| ARAH-1 | Age-Restricted Affordable Housing-1 |
| ARAH-2 | Age-Restricted Affordable Housing-2 |
| ARAH-3 | Age-Restricted Affordable Housing-3 |
| MFAH-1 | Multifamily Affordable Housing |
| MFAH-2.5 | Multifamily Affordable Housing-2.5 |
| MFAH-3 | Multifamily Affordable Housing-3 |
| MFAH-4 | Multifamily Affordable Housing-4 |
| WMG | Whitehouse-Mechanicsville Gateway Overlay Zone |

SECTION IV. Article III, §148-11 entitled "Zoning Map" is hereby amended to eliminate the PO Professional Office zone and to delineate the boundaries of the newly created HVC Highway Village Commercial district, HC Highway Commercial district, and ROM-3 Research Office and Manufacturing district in accordance with the following table of blocks and lots that are included in the zoning district changes and pursuant to the following graphics depicting amended zoning boundaries:

| Properties Located Within Areas of Zoning District Changes | | | |
|--|---|--------------|----------|
| Block | Lot(s) | Current Zone | New Zone |
| 4 | 53, 54, 67, 68, 69, 70, 71, 72 | B | HVC |
| 5 | 2, 3, 4, 5, 6 | B | HVC |
| 7 | 1, 2, 3, 4 | B | HVC |
| 8 | 3, 13, 14 | B | HVC |
| 9 | 12, 13.01, 14, 15, 16 | B | HVC |
| 14 | 37, 39, 40 | AR | HVC |
| 14 | 49 | B | HC |
| 14 | 30, 30.01, 31, 32, 33, 34, 35 | PO | HVC |
| 15 | 14, 15, 16, 17, 18, 19 | AR | HC |
| 15 | 7.01, 8, 9, 10, 11, 12 | B | HC |
| 15 | 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25 | PO | HC |
| 17 | 4, 6.01, 7, 8, 9, 10.01, 21 | B | HVC |
| 17 | 1, 1.01, 2, 3, 4, 19 | VC | HVC |
| 19 | 1, 2, 3 | PO | HVC |
| 19.01 | 8 | PO | HVC |
| 20 | 2, 3, 4, 5, 6, 8 | ROM-1 | ROM-3 |
| 21 | 1, 28 | RO | ROM-3 |
| 21 | 9 | AR | ROM-3 |
| 21.12 | 1, 2, 3, 4, 5, 6, 7, 46.01, 46.08 | B | HVC |
| 21.13 | 4, 5, 6, 7, 8, 10, 13, 14, 15 | B | HVC |
| 24 | 1, 2, 9, 10, 13 | B | HVC |
| 24 | 2.01, 3, 4, 5, 6, 7 | VC | HVC |
| 34 | 1, 30, 31, 31.01, 33 | B | HVC |
| 35 | 1, 25 | B | HVC |
| 36 | 47, 48, 59, 67, 68, 68.01, 91 | PO | HVC |
| 38 | 66, 67, 69, 70, 71, 71.01, 72, 73, 77, 77.01, 78, 80, 80.01 | PO | HVC |
| 38 | 1, 2, 3, 4, 85, 86, 87, 88, 89, 90, 91 | PO | HVC |
| 39 | 1, 3, 59, 60, 62, 63, 65 | B | HC |
| 39 | 53.02, 56, 57, 58 | RO | HC |

Ordinance #02-2025 cont'd:

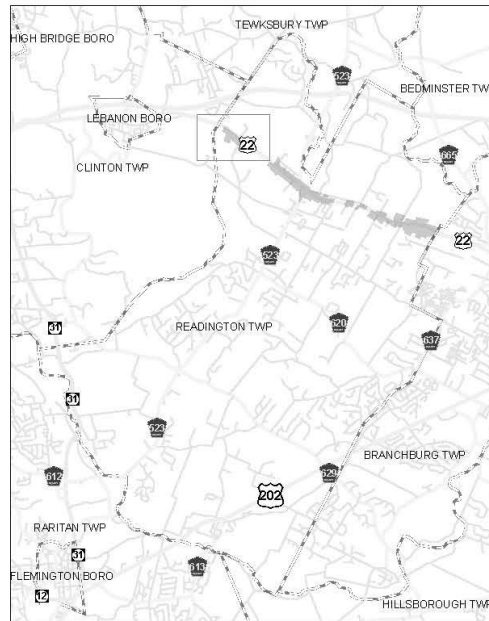


Legend

Existing Zones

- SRR - Special Resource Residential
- AR - Agricultural Residential
- RR - Rural Residential
- VR/SC-4 - Village Residential / Senior Citizen 4
- HR - Hamlet Residential
- R-1 - Residential
- PND - Planned Neighborhood Development
- PND-1 - Planned Neighborhood Development
- PND-2 - Planned Neighborhood Development
- SC-2 - Senior Citizen 2
- B - Business
- PO - Professional Office
- RO - Research - Office
- ROM-1 - Research Office - Manufacturing
- ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay
- ROM-2 - Research Office - Manufacturing

- VC - Village Commercial
- VH/SC-4 - Village Hospitality / Senior Citizen 4
- VRAH-1 - Village Residential / Affordable Housing 1
- VR-1 - Village Residential 1
- NSRA - Nelson Street Redevelopment Area
- ARAH-1 - Age-Restricted Affordable Housing 1
- ARAH-2 - Age-Restricted Affordable Housing 2
- ARAH-3 - Age-Restricted Affordable Housing 3
- MFAH-1 - Multi-Family Affordable Housing 1
- MFAH-2.5 - Multi-Family Affordable Housing 2.5
- MFAH-3 - Multi-Family Affordable Housing 3
- LCBO - Licensed Cannabis Business Overlay Zone
- RA-36 - Block 36 Redevelopment Area



Key Map

Source:
Zoning: Readington Township, digitized by Garie Caton Hirtz



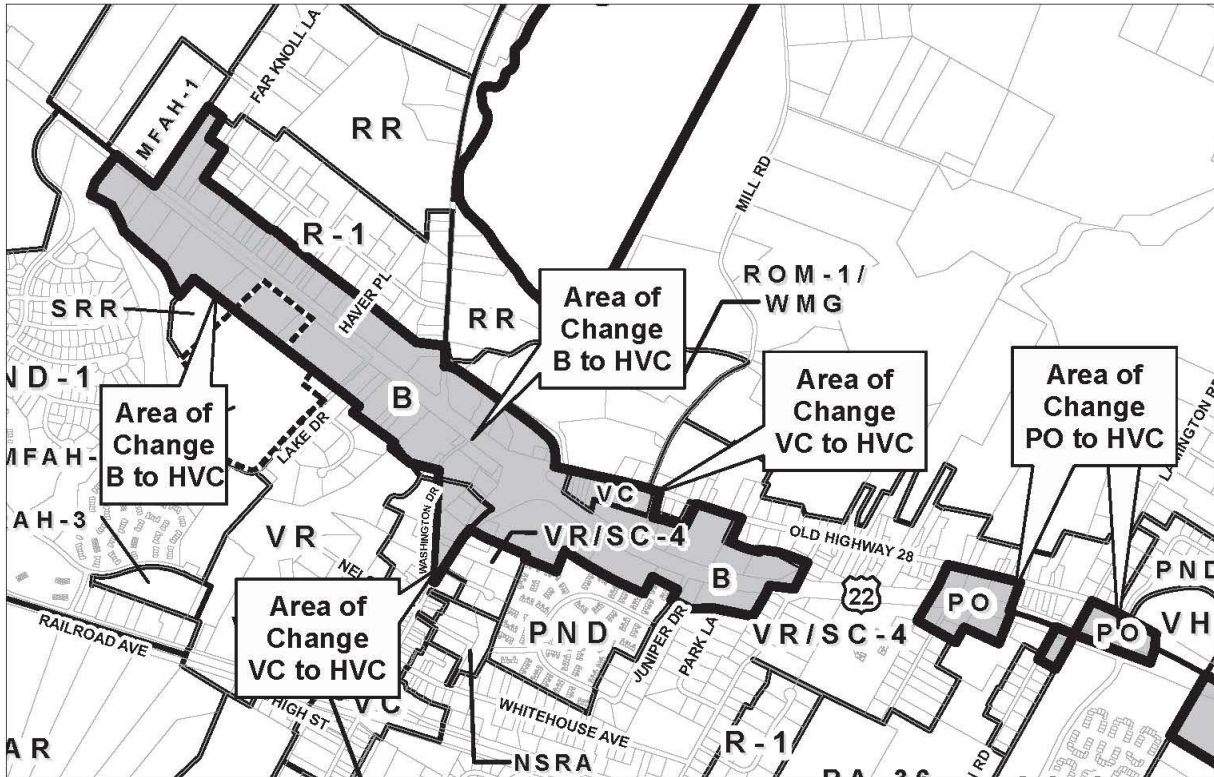
Proposed Zoning Map Change (Map 1 of 3)

Readington Township, Hunterdon County, NJ

October 2024

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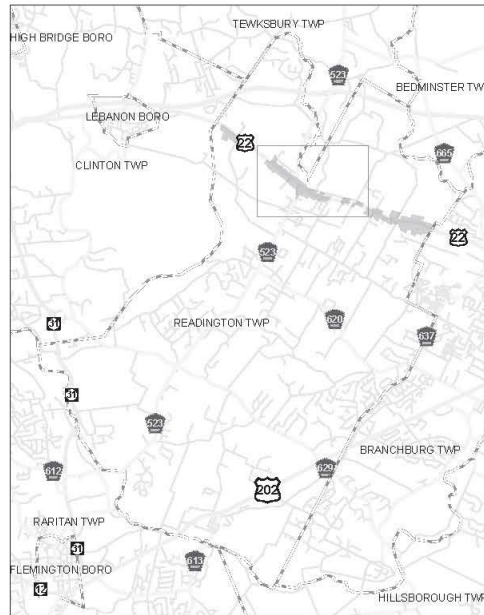
Ordinance #02-2025 cont'd:



Legend

Existing Zones

- | | |
|--|---|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VRAH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map

Sources:
Zoning: Readington Township; digitized by Clarke Caton Hintz



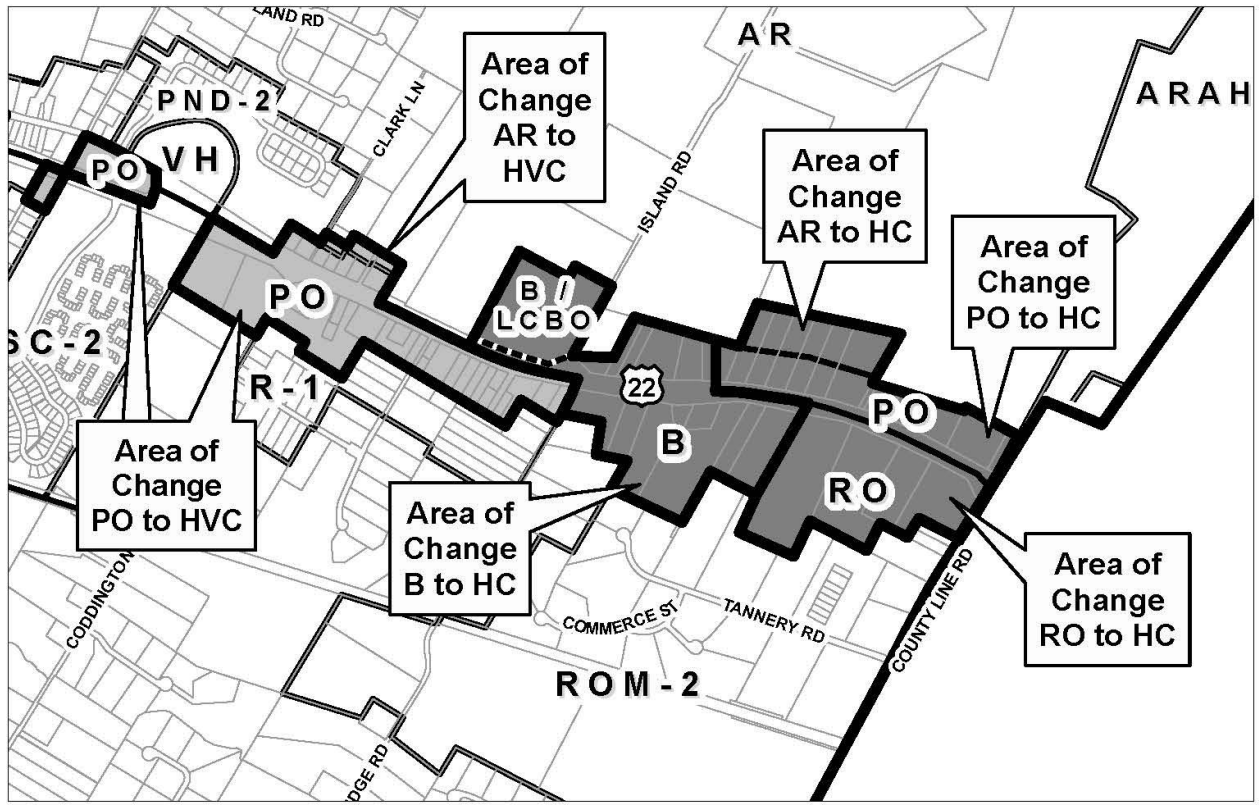
Proposed Zoning Map Change (Map 2 of 3)

Readington Township, Hunterdon County, NJ

October 2024

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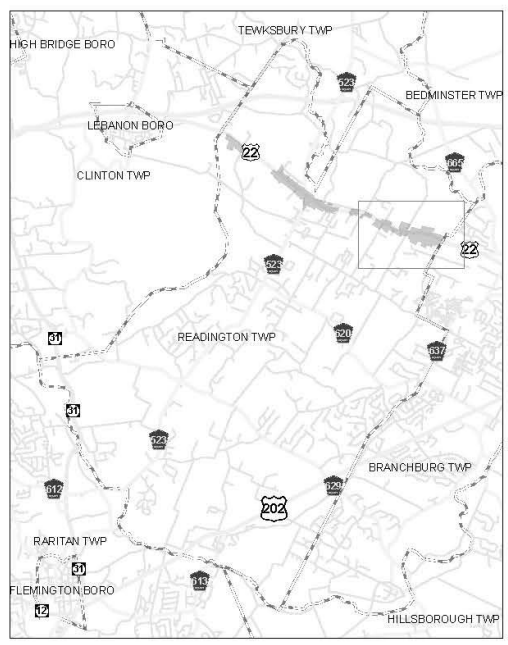
Ordinance #02-2025 cont'd:



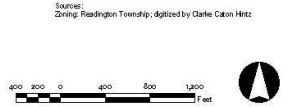
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Existing Zones

| | |
|---|---|
| SRR - Special Resource Residential | VC - Village Commercial |
| AR - Agricultural Residential | VH/SC-4 - Village Hospitality / Senior Citizen 4 |
| RR - Rural Residential | VRAH-1 - Village Residential / Affordable Housing 1 |
| VR/SC-4 - Village Residential / Senior Citizen 4 | VR-1 - Village Residential 1 |
| HR - Hamlet Residential | NSRA - Nelson Street Redevelopment Area |
| R-1 - Residential | ARAH-1 - Age-Restricted Affordable Housing 1 |
| PND - Planned Neighborhood Development | ARAH-2 - Age-Restricted Affordable Housing 2 |
| PND-1 - Planned Neighborhood Development | ARAH-3 - Age-Restricted Affordable Housing 3 |
| PND-2 - Planned Neighborhood Development | MFAH-1 - Multi-Family Affordable Housing 1 |
| SC-2 - Senior Citizen 2 | MFAH-2.5 - Multi-Family Affordable Housing 2.5 |
| B - Business | MFAH-3 - Multi-Family Affordable Housing 3 |
| PO - Professional Office | LCBO - Licensed Cannabis Business Overlay Zone |
| RO - Research - Office | RA-36 - Block 36 Redevelopment Area |
| ROM-1 - Research Office - Manufacturing | |
| ROM-1/ WMG - Research Office - Manufacturing with Whitehouse-Mechanicsville Gateway Overlay | |
| ROM-2 - Research Office - Manufacturing | |



Key Map



Proposed Zoning Map Change (Map 3 of 3)

Readington Township, Hunterdon County, NJ

October 2024

Clarke Caton Hintz ●●■

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SECTION V. Article IV “District Regulations” is hereby amended to remove existing §148-22.1 “PO Professional Office Zone” in its entirety.

SECTION VI. Article IV “District Regulations” is hereby amended to remove existing §148-27.5 “VRAH-1 Village Residential Affordable Housing-1 District” in its entirety.

Ordinance #02-2025 cont'd:

SECTION VII. Article IV "District Regulations" is hereby amended to establish the HVC Highway Village Commercial Zoning District and regulations.

§148-27.19 HVC Highway Village Commercial Zone.

A. Permitted Principal Uses

- (1) Adult day care centers.
- (2) Agriculture.
- (3) Alcohol facility.
- (4) Animal hospital.
- (5) Art gallery.
- (6) Art / Performance / Instructional studio.
- (7) Artisans / Makers including retail sale of goods.
- (8) Assisted living.
- (9) Bank.
- (10) Bed and breakfast.
- (11) Childcare center.
- (12) Farmers market.
- (13) Health / Sports Clubs and Gymnasiums.
- (14) Home occupations in conformance with §148-53.
- (15) Live / work building.
- (16) Office, medical.
- (17) Office, professional and general.
- (18) Pharmacy.
- (19) Residential apartments above non-residential use.
- (20) Restaurants.
- (21) Restaurants, Fast Food.
- (22) Retail sales.
- (23) Retail services.

Ordinance #02-2025 cont'd:

- (24) Sheltered workshop.
- (25) Small appliance repair services.
- (26) Theater.
- (27) Multiple permitted principal uses shall be permitted on one lot.

B. Accessory uses

- (1) Public and private parking facilities.
- (2) Fences and walls as regulated in Article VI.
- (3) Signs as regulated in Article XII.
- (4) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (5) Solar parking canopies as regulated in §148-60.2.
- (6) Outdoor dining/consumption for restaurants and alcohol facilities.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

C. Conditional uses

- (1) Single-family detached residences.
- (2) Single-family semi-detached residences.

D. Area and yard requirements

- (1) Minimum lot size: 0.50 acre.
- (2) Building requirements:

| | <u>Less Than 1 Acre</u> | <u>From 1 Acre but Less Than 2 Acres</u> | <u>2 Acres or Greater</u> |
|--|-------------------------|--|---------------------------|
| <u>Maximum floor area Ratio (F.A.R.)</u> | <u>0.35</u> | <u>0.50</u> | <u>0.70</u> |
| <u>Maximum Impervious Coverage (MIC)</u> | <u>0.55</u> | <u>0.70</u> | <u>0.80</u> |
| <u>Maximum Height in stories</u> | <u>2.5</u> | <u>3</u> | <u>3</u> |
| <u>Maximum building height in feet</u> | <u>35</u> | <u>40</u> | <u>40</u> |

Ordinance #02-2025 cont'd:

(3) Required street frontage and building setbacks:

| | <u>Less Than 1 Acre</u> | <u>From 1 Acre but Less Than 2 Acres</u> | <u>2 Acres or Greater</u> |
|--|-----------------------------|--|-------------------------------|
| <u>Minimum street frontage</u> | <u>50 ft.</u> | <u>100 ft.</u> | <u>150 ft.</u> |
| <u>Minimum front yard</u> | <u>20 ft.</u> | <u>30 ft.</u> | <u>30 ft.</u> |
| <u>Maximum front yard</u> | <u>40 ft.</u> | <u>40 ft.</u> | <u>40 ft.</u> |
| <u>Minimum side yard</u> | <u>10 ft.</u> | <u>20 ft.</u> | <u>20 ft.</u> |
| <u>Minimum side yard (aggregate)</u> | <u>30 ft.</u> | <u>50 ft.</u> | <u>50 ft.</u> |
| <u>Minium rear yard setback</u> | <u>30 ft.</u> | <u>30 ft.</u> | <u>30 ft.</u> |
| | | | |

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

(5) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 10 feet.

(c) Minimum side yard parking setback: 5 feet for lots less than one acre; 10 feet for all other lots.

(6) Vehicular access shall not be permitted from Old Highway 28 to an off-street parking area where a non-residential use has frontage on US Highway Route 22.

E. Buffers:

(1) The following buffer requirements shall apply:

| | <u>Less Than 1 Acre</u> | <u>From 1 Acre but Less Than 2 Acres</u> | <u>2 Acres or Greater</u> |
|---|-----------------------------|--|-------------------------------|
| <u>Minimum buffer width when adjacent to a residential zone</u> | <u>10 ft.</u> | <u>20 ft.</u> | <u>30 ft.</u> |
| <u>Minimum front yard buffer on Old Highway 28</u> | <u>20 ft.</u> | <u>30 ft.</u> | <u>40 ft.</u> |

(2) Single-family detached residences shall not be subject to HVC buffer requirements.

(3) Single-family semi-detached residences shall not be subject to HVC buffer requirements.

Ordinance #02-2025 cont'd:

F. Off-street parking:

(1) Off-street parking requirements:

- (a) Alcohol facility: one space per three seats.
- (b) Animal hospitals: one space per 200 square feet of gross floor area.
- (c) Art galleries: one space per 300 square feet of gross floor area.
- (d) Art / Performance / Instructional studios: one space per 200 square feet of floor area.
- (e) Artisans / makers: one space per 500 square feet of floor area.
- (f) Assisted living facilities: 0.4 spaces per dwelling unit.
- (g) Banks and professional and general offices: one space per 300 square feet of gross floor area.
- (h) Bed and breakfasts: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).
- (i) Childcare centers: one space per three children.
- (j) Farmers markets: one space per 500 square feet of gross floor area.
- (k) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.
- (l) Live / work buildings: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.19.F(1).
- (m) Medical offices: one space per 200 square feet of gross floor area.
- (n) Residential apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (o) Restaurants and fast food restaurants: one space per three seats.
- (p) Retail sales, retail services, pharmacies and personal services: one space per 300 square feet of gross floor area.
- (q) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (r) Small appliance repair services: one space per 500 square feet of gross floor area.

Ordinance #02-2025 cont'd:

(s) Theaters: 0.4 spaces per seat.

G. Signs:

(a) Signs are subject to regulations set forth in §148-116.10.A.

H. Outdoor dining/consumption shall meet the following standards:

(1) 100-foot buffer to any residential use or zone.

(2) 6-foot high opaque fence or wall between a residential use or zone, located on the inside boundary of the 100-foot buffer. Such a wall is not required where a building is located between an outdoor dining area and a residential use or zone.

(3) Shall not contain any additional signage.

(4) Non-permanent lighting such as string lighting is permitted.

(5) Amplified sound or music shall not be permitted in areas reserved for outdoor dining or consumption.

(6) Outdoor dining/consumption that is added to an existing establishment that is a permitted use is eligible for a site plan waiver, provided that:

(a) The facility to which it is accessory does not otherwise require site plan approval.

(b) It meets all of the requirements of §148-27.19.H herein.

(c) It meets all of the requirements for a site plan waiver in §148-97.D.

SECTION VIII. Article IV "District Regulations" is hereby amended to establish the HC Highway Commercial Zoning District and regulations.

§148-27.20 HC Highway Commercial Zone.

A. Permitted Principal Uses

(1) Adult day care centers.

(2) Agriculture.

(3) Alcohol Facility.

(4) Animal hospital.

(5) Art Gallery

(6) Art/Performance/Instructional Studio

(7) Artisans/Makers Including Retail Sale of Goods

B. Ordinance #02-2025 cont'd:

- (1) Assisted living.
- (2) Auto Detailing.
- (3) Auto Repair and Service.
- (4) Banks.
- (5) Bed and breakfast.
- (6) Childcare centers.
- (7) Construction or trade contractor.
- (8) Farmers Market.
- (9) Garden center.
- (10) Health / Sports Clubs and Gymnasiums.
- (11) Home occupations in conformance with §148-53.
- (12) Hotels.
- (13) Laboratory: Medical.
- (14) Laboratory, research, testing and analytical.
- (15) Live/Work Building.
- (16) Office, medical.
- (17) Office, professional and general.
- (18) Outpatient surgical center.
- (19) Pharmacy.
- (20) Recreation or sports facility (indoor or outdoor).
- (21) Residential Apartments above non-residential use.
- (22) Restaurant.
- (23) Restaurant, Fast Food.
- (24) Retail Sales.
- (25) Retail Service.
- (26) Sheltered Workshop.
- (27) Small appliance repair services.

Ordinance #02-2025 cont'd:

- (28) Theater.
- (29) Urgent care.
- (30) Multiple permitted principal uses shall be permitted on one lot.

C. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private parking facilities.
- (3) Fences and walls as regulated in Article VI.
- (4) Signs as regulated in Article XII.
- (5) Building-mounted and ground-mounted solar energy facilities as regulated in §148-60.2.
- (6) Solar parking canopies as regulated in §148-60.2.
- (7) Other uses and structures customarily incidental and subordinate to a principal permitted use.

D. Area and yard requirements

- (1) Minimum lot size: 2 acres.
- (2) Building requirements:

| | <u>Less Than 2 Acres</u> | <u>From 2 Acre but Less Than 5 Acres</u> | <u>5 Acres or Greater</u> |
|--|--------------------------|--|---------------------------|
| <u>Maximum floor area Ratio (F.A.R.)</u> | <u>0.20</u> | <u>0.30</u> | <u>0.50</u> |
| <u>Maximum Impervious Coverage (MIC)</u> | <u>0.35</u> | <u>0.45</u> | <u>0.60</u> |
| <u>Maximum Height in stories</u> | <u>2.5</u> | <u>2.5</u> | <u>3</u> |
| <u>Maximum building height in feet</u> | <u>35</u> | <u>35</u> | <u>40</u> |

- (3) Required street frontage and building setbacks:

| | <u>Less Than 2 Acres</u> | <u>From 2 Acre but Less Than 5 Acres</u> | <u>5 Acres or Greater</u> |
|----------------------------------|--------------------------|--|---------------------------|
| <u>Minimum front yard</u> | <u>40 ft.</u> | <u>40 ft.</u> | <u>40 ft.</u> |
| <u>Minimum side yard</u> | <u>30 ft.</u> | <u>30 ft.</u> | <u>40 ft.</u> |
| <u>Minimum rear yard setback</u> | <u>35 ft.</u> | <u>35 ft.</u> | <u>40 ft.</u> |

Ordinance #02-2025 cont'd:

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

E. Off-street parking and vehicular access:

(1) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 10 feet.

(c) Minimum side yard parking setback: 5 feet for lots less than two acres; 10 feet for all other lots.

F. Off-street parking:

(1) Off-street parking requirements.

(a) Alcohol facility: one space per three seats.

(b) Animal hospitals: one space per 300 square feet of gross floor area.

(d) Art gallery: one space per 300 square feet of gross floor area.

(c) Art/Performance/Instructional Studio: one space per 200 square feet of floor area.

(d) Artisans/Makers Including Retail Sales of Goods: one space per 500 square feet of floor area.

(e) Assisted living facility: 0.4 spaces per dwelling unit.

(f) Auto detailing: one space per 300 square feet of gross floor area.

(g) Auto repair and service: one space per 300 square feet of gross floor area.

(h) Banks and professional and general offices: one space per 300 square feet of gross floor area.

(i) Bed and breakfast: One space per lodging unit in addition to the resident spaces that are otherwise required under Residential Site Improvement Standards (RSIS).

(j) Childcare centers: one space per three children.

(k) Construction or trade contractor: one space per 300 square feet of gross floor area.

(l) Farmers market: one space per 500 square feet of gross floor area.

Ordinance #02-2025 cont'd:

- (m) Garden centers: one space per 500 square feet.
- (n) Health / Sports clubs and gymnasiums: one space per 200 square feet of gross floor area.
- (o) Hotels: 1.25 spaces per guest room.
- (p) Laboratory, medical: one space per 200 square feet of gross floor area.
- (q) Laboratory, research, testing and analytical: one space per 300 square feet of gross floor area.
- (r) Live/Work building: two spaces per dwelling unit plus those spaces required for the non-residential use pursuant to §148-27.20.E(1).
- (s) Medical offices: one space per 200 square feet of gross floor area.
- (t) Outpatient surgical centers: one space per 200 square feet of gross floor area.
- (u) Recreation or sports facilities: one space per 200 square feet of gross floor area.
- (v) Residential Apartments above non-residential use: In accordance with the Residential Site Improvement Standards, N.J.A.C 5:21-4.14.
- (w) Restaurant and fast food restaurants: one space per three seats.
- (x) Retail, retail services, and pharmacies: one space per 300 square feet of gross floor area.
- (y) Sheltered workshop: one space per employee on the largest shift and one space per one 1,000 square feet of gross floor area.
- (z) Small appliance repair services: one space per 500 square feet of gross floor area.
- (aa) Theater: 0.4 spaces per seat.
- (bb) Urgent care: one space per 200 square feet of gross floor area.

G. Buffers:

| | <u>Less Than 2 Acres</u> | <u>From 2 Acre but Less Than 5 Acres</u> | <u>5 Acres or Greater</u> |
|---|------------------------------|--|-------------------------------|
| <u>Minimum buffer width when adjacent to a residential zone</u> | <u>50 ft.</u> | <u>50 ft.</u> | <u>50 ft.</u> |
| <u>Minimum front yard buffer width</u> | <u>20 ft.</u> | <u>20 ft.</u> | <u>20 ft.</u> |

- (1) A double row of street trees shall be planted within the front yard buffer.
- (2) Street trees shall not exceed a spacing of 40 ft. on center.

Ordinance #02-2025 cont'd:

- H. Signs are subject to regulations set forth in §148-116.10.A.
- I. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:
- (1) Shall not exceed a height of 10 feet.
 - (2) Shall be located no closer to a property line than the required yard setback for a principal building.
 - (3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.
 - (4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.
 - (5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored outdoors shall not exceed a combined total of 10.
 - (6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION IX. Article IV "District Regulations" is hereby amended to establish the ROM-3 Research Office and Manufacturing District and regulations.

§148-27.21 ROM-3 Research Office and Manufacturing.

A. Permitted Principal Uses

- (1) Agriculture.
- (2) Childcare centers.
- (3) Laboratory, research, testing and analytical.
- (4) Light manufacturing.
- (5) Office, medical.
- (6) Office, professional and general.
- (7) Product assembly.
- (8) Public and private open space and parks.
- (9) Equipment Rental and Sales.
- (10) Restaurant.
- (11) Solar energy facilities as regulated in §148-60.2
- (12) Wind energy facilities as regulated in §148-60.2
- (13) Multiple permitted principal uses shall be permitted on one lot.

Ordinance #02-2025 cont'd:

B. Accessory uses

- (1) Outdoor storage of vehicles, materials and equipment directly related to the principal use.
- (2) Private garages, off-street parking and truck loading spaces.
- (3) Display showrooms for products of permitted on-site research and testing.
- (4) Manufacturing of products related to a research, testing and analytical laboratory.
- (5) Non-retail sales of products related to a research, testing and analytical laboratory.
- (6) Interior storage of equipment, material and products.
- (7) Eating facilities not open to the general public.
- (8) Fences and walls as regulated in Article VI.
- (9) Child-care centers for the sole use of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (10) Agricultural storage sheds and barns.
- (11) The sale and processing of agricultural products, the majority of which are raised or grown on the farm or same farming operation on which the accessory sale or processing is conducted.
- (12) Repair and service of vehicles that are used, solely, in the operation of a permitted principal use. Repair and service are only permitted when conducted within an enclosed building.
- (13) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.
- (14) Solar parking canopies as regulated in § 148-60.2.

Ordinance #02-2025 cont'd:

(15) Wind energy facilities as regulated in § 148-60.2.

C. Area and yard requirements

(1) Minimum lot size: 3 acres.

(2) Building requirements:

| | <u>Less Than 10 Acres With Public Sewer and Water</u> | <u>Less Than 10 Acres Without Public Sewer and Water</u> | <u>Greater Than 10 Acres With Public Sewer and Water</u> | <u>Less Than 10 Acres Without Public Sewer and Water</u> |
|--|---|--|--|--|
| <u>Maximum floor area Ratio (F.A.R.)</u> | <u>0.12</u> | <u>.08</u> | <u>0.15</u> | <u>0.10</u> |
| <u>Maximum Impervious Coverage (MIC)</u> | <u>.35</u> | <u>.25</u> | <u>.45</u> | <u>.30</u> |
| <u>Maximum Height in stories</u> | <u>2 1/2</u> | <u>2 1/2</u> | <u>3</u> | <u>3</u> |
| <u>Maximum building height in feet</u> | <u>35</u> | <u>35</u> | <u>45</u> | <u>45</u> |

(3) Required street frontage and building setbacks:

| | <u>Less Than 10 Acres</u> | <u>10 Acres or Greater</u> |
|--|---------------------------------------|---------------------------------------|
| <u>Minimum front yard</u> | <u>75 ft.</u> | <u>100 ft.</u> |
| <u>Minimum side yard</u> | <u>50 ft.</u> | <u>50 ft.</u> |
| <u>Minimum side yard – adj. to a residential zone or public open space</u> | <u>75</u> | <u>100</u> |
| <u>Minimum rear yard setback</u> | <u>Same as side yard requirements</u> | <u>Same as side yard requirements</u> |

(4) Bulk standards for accessory buildings and structures shall be subject to the same regulations as principal buildings and structures unless otherwise stated.

D. Off-street parking and vehicular access:

(1) Off-street parking setback requirements:

(a) Off-street parking shall not be located closer to a street line than the rear wall of the principal building or the minimum required building setback, whichever is greater.

(b) Minimum rear yard parking setback: 25 feet.

(c) Minimum side yard parking setback: 25 feet

Ordinance #02-2025 cont'd:

J. Off-street parking:

(1) Off-street parking requirements.

- (a) Childcare centers: one space per three children.
- (b) Laboratory, research, testing and analytical: one space per 1,000 square feet of gross floor area.
- (c) Light manufacturing: one space per 800 square feet of gross floor area.
- (d) Medical offices: one space per 200 square feet of gross floor area.
- (e) Professional and general offices: one space per 300 square feet of gross floor area.
- (f) Product assembly: one space per 800 square feet of gross floor area.
- (g) Equipment rental and sales: one space per 300 square feet.
- (h) Restaurant: one space per three seats.

E. Buffers:

| | <u>Less Than 10 Acres</u> | <u>Greater Than 10 Acres</u> |
|--|-------------------------------|----------------------------------|
| <u>Minimum buffer width from any Federal, State, or County Road</u> | <u>50 ft.</u> | <u>50 ft.</u> |
| <u>Minimum side buffer – adj. to a residential zone or public open space</u> | <u>50 ft.</u> | <u>50 ft.</u> |
| <u>Minimum rear buffer – adj. to a residential zone or public open space</u> | <u>50 ft.</u> | <u>50 ft.</u> |

K. Outdoor storage of vehicles, materials and equipment directly related to the principal use shall conform to the following requirements:

- (1) Shall not exceed a height of 10 feet.
- (2) Shall be located no closer to a property line than the required yard setback for a principal building.
- (3) Shall not be located closer to a street line than the rear wall of a principal building or the minimum required building setback, whichever is greater.
- (4) Shall be screened by an opaque fence or wall with a minimum height of eight feet.
- (5) Total number of vehicles and equipment used in the operation of the uses or businesses to be stored outdoors shall not exceed a combined total of 10.

Ordinance #02-2025 cont'd:

(6) Shall not exceed 25% of permitted maximum impervious coverage.

SECTION X Article V “Conditional Uses, Exceptions, Modifications and Critical Areas” is hereby amended to establish Single-Family Detached and Semi-Detached Residences in the HVC Highway Village Commercial District as conditional uses and to provide conditional use standards.

§148-48 Single-Family Detached and Semi-Detached Residences in the HVC Highway Village Commercial District.

- A. Shall be connected to public water and sanitary sewer.
- B. The principal building shall be sited, located and designed to face Old Highway 28.
- C. Vehicular access to the site shall only be from Old Highway 28.
- D. Minimum lot size: 20,000 square feet.
- E. Minimum lot frontage: 80 feet.
- F. Maximum Floor Area Ratio (FAR): .20.
- G. Minimum setbacks:
 - (1) Front yard setback: 30 feet.
 - (2) Side yard setback: 20 feet.
 - (3) Rear yard setback: 50 feet.

SECTION XI. Article XII, §148-116.10 “Signs Permitted in Nonresidential Districts” is hereby supplemented and amended to remove the reference to the PO Professional Office District and to include the HVC Highway Village Commercial District, the HC Highway Commercial District, and the ROM-3 Research, Office, and Manufacturing District.

§ 148-116.10. Signs permitted in nonresidential districts.

A. B and PO Zones , HVC, HC, and ROM-3 Zones. One permitted freestanding sign based on the following schedule:

- (1) For lots less than two acres in size, a freestanding sign shall not exceed 20 square feet in area.
- (2) For lots from two acres to less than five acres in size, a freestanding sign shall not exceed 35 square feet in area.
- (3) For lots five acres or greater in size, a freestanding sign shall not exceed 50 square feet in area.
- (4) Freestanding signs shall be located a minimum of 10 feet from any property line.
- (5) The height of a freestanding sign shall not exceed eight feet above the street pavement elevation.
- (6)

Ordinance #02-2025 cont'd:

~~(7) The freestanding sign for a multitenanted center or building (three or more tenants) shall contain only the name or name and address of the center.~~

(8) Facade signs shall be permitted based on the following schedule:

(a) Single-tenanted buildings shall be permitted one facade sign not to exceed one square foot of sign area per linear foot of the front building facade, not to exceed 24 square feet. If no freestanding sign exists or is proposed, the area of the facade sign may be increased, provided that the amount of the increase does not exceed the maximum permitted sign area that would have otherwise been allowed for a freestanding sign.

(b) For multitenanted buildings where the primary entrance to each tenant's space is directly from the exterior of the building, one facade sign per tenant shall be permitted that does not exceed one square foot of sign area per linear foot of the facade of the space occupied by the business that contains the main entrance to the business' portion of the building, but sign area shall not exceed 12 square feet.

(c) For multitenanted buildings where the primary entrances to each business' space is from an internal lobby, hallway or common area, individual businesses shall not be permitted to have an external facade sign unless the business has a private customer or client entrance to the exterior. In this case, one facade sign shall be placed immediately adjacent to the private external entrance and shall not exceed six square feet in area. Anchor businesses with major external entrances shall be permitted one facade sign per major entrance not to exceed 24 square feet in area. At the main common entrances to multitenanted buildings, one facade sign per such entrance shall be permitted to indicate the name of the center or building and shall not exceed 24 square feet in area.

[1] Within multitenanted buildings and multibuilding complexes, the signs shall be of the same construction type and uniform in design, letter type and colors used.

[2] Within multibuilding complexes, on-site directory signs shall be permitted as approved by the Board; each sign shall not exceed 12 square feet in size and six feet in height.

SECTION XII Article VIIC "Subdivision and Site Plan Design Standards for the HVC Highway Village Commercial, HC Highway Commercial, and ROM-3 Research Office and Manufacturing Zoning Districts" is hereby established as section §148-79.21.

§148-79.21 HVC Highway Village Commercial, HC Highway Commercial District and ROM-3 Research Office and Manufacturing Design Standards.

A. Lighting.

(1) 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 areas. 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. The use of light emitting diode (LED) fixtures is required for energy efficiency and uniform illumination.

(2) Parking lots shall be illuminated with a minimum of no less than 0.2 foot-candles. The ratio between maximum foot-candles and minimum foot-candles shall be no greater than 20 to 1. The ratio between the maximum foot-candles and average foot-candles shall be no greater than 4 to 1.

Ordinance #02-2025 cont'd:

- (3) Illumination at tract boundary shall not exceed 0.1 foot-candles, excluding driveway intersections at a public street right-of-way or driveway connection to adjacent property.
- (4) Maximum light fixture mounting heights shall be 14 feet.
- (5) Lighting shall be provided along any pedestrian walkways not illuminated by parking lot lighting. The minimum illumination of pedestrian areas shall be 0.2 foot-candles over paved walkway surfaces.
- (6) All fixtures shall be full-cutoff luminaires.
- (7) No light fixture shall exceed a color temperature of 2,700 degrees kelvin.

B. Mechanical Equipment, Refuse and Loading.

- (1) General. Such areas, due to the potential for visual and noise impacts onto adjacent properties, shall be sufficiently screened, recessed, and enclosed to ensure that equipment and containers are not visible from public streets or adjacent properties.
- (2) Utility meters, HVAC equipment and other similar elements shall be screened by incorporating their location and elements intended to provide visual screening into the overall design of a building.
- (3) Mechanical equipment, refuse and loading areas shall be visually screened or enclosed using opaque architectural elements. Design, material and finish of such screening/enclosure shall be of a similar construction and material as the principal building to which it is accessory
- (4) Mechanical equipment, refuse and loading areas shall be planted to facilitate visual screening and to soften the appearance of any structures used for the purpose of screening.

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

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

SECTION XV. If any provision of any article, section, subsection, paragraph, subdivision, or clause of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such ordinance, or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION XVI. 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.

NEW BUSINESS

1. 2025 Appointments Resolution

Mr. Heller spoke to his disagreement with disbanding the Sewer Advisory, Waterwatch and Recreation Committees.

The following resolution was offered for consideration:

#R-2025-40

**TOWNSHIP OF READINGTON
 RESOLUTION**

BE IT RESOLVED, that the following appointments are made for the year 2025:

2025 APPOINTMENTS

| <u>POSITION</u> | <u>APPOINTMENT</u> | <u>TERM/YEARS</u> |
|---|---|--------------------------|
| DEPUTY TOWNSHIP CLERK..... | ANN MARIE LEHBERGER..... | ONE YEAR |
| ASSESSMENT SEARCH OFFICER..... | TOWNSHIP ADMINISTRATOR..... | ONE YEAR |
| PUBLIC AGENCY COMPLIANCE OFFICER.. | TOWNSHIP ADMINISTRATOR..... | ONE YEAR |
| HOUSING MUNICIPAL LIAISON & ADMINISTRATIVE AGENT | CHRISTINE DEY..... | ONE YEAR |
| TAX COLLECTOR | MICHAEL BALOGH..... | FOUR YEARS |
| BOARD OF ADJUSTMENT..... | KATHY GUERRIERO..... | THREE YEARS |
| | EMANUEL BOLA..... | THREE YEARS |
| | JOSEPH GIALLORENZO | THREE YEARS |
| | CLAY MASON (1 ST ALTERNATE) | TWO YEARS |
| | DENISE PASCALE (2 ND ALTERNATE)..... | ONE YEAR |
| BOARD OF HEALTH:..... | BAVLY HANI..... | THREE YEARS |
| | DAVE OLSEN | THREE YEARS |
| | WENDY SHEAY (1 ST ALTERNATE)..... | TWO YEARS |
| DOG LICENSING OFFICIAL..... | DANIELLE MONAGHAN..... | ONE YEAR |
| REGISTRAR | DANIELLE MONAGHAN..... | ONE YEAR |
| DEPUTY REGISTRAR | AMANDA JESSAMINE..... | ONE YEAR |
| ENVIRONMENTAL COMMISSION CHAIR | ROBERT BECKER | ONE YEAR |
| ENVIRONMENTAL COMMISSION | JONATHAN HELLER | THREE YEARS |
| | JEFF CHARNEY | THREE YEARS |
| | RENEE RAO (1 ST ALTERNATE) | TWO YEARS |
| FLOOD VERIFICATION OFFICIAL | ROBERT O'BRIEN..... | ONE YEAR |
| HISTORIC PRESERVATION..... | ERIN BRENNAN (CLASS A)..... | FOUR YEARS |
| | ALAN HARWICK (CLASS C)..... | FOUR YEARS |
| | STEVE NEES (CLASS B)..... | FOUR YEARS |
| | MARIE ALMER (2 ND ALT) | TWO YEARS |
| FUND COMMISSIONER..... | TOWNSHIP ADMINISTRATOR | ONE YEAR |
| | TOWNSHIP CLERK (ALTERNATE)..... | ONE YEAR |
| LIBRARY ADVISOR..... | TOWNSHIP COMMITTEE LIAISON..... | ONE YEAR |
| PERS/PFRS CERTIFYING OFFICER | AMANDA JESSAMINE..... | ONE YEAR |
| PLANNING BOARD..... | ADAM MUELLER (CLASS I)..... | ONE YEAR |
| | VINCENT PANICO(CLASS III) | ONE YEAR |
| | ERIC RHODES(CLASS IV)..... | FOUR YEARS |
| | TREVOR IZZO (CLASS IV).. | FOUR YEARS |
| | DAVID SOMONSKI.(2 ND ALT)..... | TWO YEARS |

Resolution #R-2025-40 cont'd:

| | | |
|--|--------------------------------------|-------------|
| TOWNSHIP PHYSICIAN..... | THE DOCTOR IS IN..... | ONE YEAR |
| ALTERNATE TWP. PHYSICIAN | THE DOCTOR IS IN..... | ONE YEAR |
| POLICE OFFICER (SPECIAL)..... | TOM WALLACE (CLASS II)..... | ONE YEAR |
| | KURT BERNHAR (CLASS III)..... | ONE YEAR |
| | JOHN HARRIS (CLASS II)..... | ONE YEAR |
| | BRIAN GILMURRAY (CLASS III)..... | ONE YEAR |
| | ANTHONY ADAMS (CLASS I)..... | ONE YEAR |
| PROPERTY CERTIFICATION OFFICIAL | CHRISTINA SCHWARTZ..... | ONE YEAR |
| MUNICIPAL RECYCLING COORDINATOR | RON CHRISTY | ONE YEAR |
| READINGTON-LEBANON SEWER AUTHORITY. CRAIG VILLA..... | | FIVE YEARS |
| TAX SEARCH OFFICER | MICHAEL BOLOGH..... | ONE YEAR |
| AGRICULTURAL LAND ADVISORY COMM. | RYAN DUNN | THREE YEARS |
| | ANNE OWEN | THREE YEARS |
| | LISA ROUTEL | TWO YEARS |
| MUSEUM COMMITTEE..... | SHELIA PACIULLO | THREE YEARS |
| | NANCY O'MALLEY..... | THREE YEARS |
| OPEN SPACE ADVISORY BOARD..... | EMANUEL BOLA | THREE YEARS |
| | LISA ROUTEL..... | THREE YEARS |
| | ANNE OWEN | THREE YEARS |
| | DAVE OWEN (2 ND ALT)..... | TWO YEARS |
| | BRIAN SKOWRONEK | ONE YEAR |
| OPEN SPACE ADVISORY CHAIR | JUERGEN HUELSEBUSCH..... | ONE YEAR |
| OPEN SPACE ADVISORY VICE-CHAIR..... | ANNE OWEN | ONE YEAR |

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

2. 2025 Township Committee Liaison Appointments

The following resolution was offered for consideration:

#R-2025-41

**TOWNSHIP OF READINGTON
RESOLUTION**

BE IT RESOLVED, by the Mayor of Readington Township, that the following Committee assignments be made for the year 2025:

John Albanese:

Library Services
Municipal Court
Social Services

Jonathan Heller:

Board of Health
Sewer (RLSA)
Environmental Commission

Juergen Huelsebusch:

Traffic Safety
Agricultural Advisory Committee
Farmland / Open Space Advisory Board

Adam Mueller:

Finance
Engineering / Roads / Buildings & Grounds / Recycling
Construction & Code Enforcement
Emergency Services / Fire Official
Affordable Housing

Vincent Panico:

Planning Board
Zoning
Historic Preservation / Museums
Police

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 |

3. **Special Event Permit Application / Readington Brewery 2025 Annual Food Truck Events**

Deputy Mayor Panico stated that it appeared that the 2026 calendar was used in the request. The Committee agreed to approve the food truck events on Friday, Saturday, Sundays and holidays and advise the Brewery to submit an updated calendar and noted that any additional special event permit would be required for any music events going forward.

A **MOTION** was made by Mr. Panico to approve the special permits as discussed, 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 |

4. ***Resolution in Honor of Josh McDonald Attaining Eagle Scout***

The following resolution was offered for consideration:

#R-2025-42

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Josh McDonald a valued member of his Boy Scout Troop 90, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

WHEREAS, Eagle Scout Candidate Josh McDonald's Eagle Project involved installing a pair of outdoor chess tables in White Oak Park; and

WHEREAS, Josh molded the tables out of white concrete, inset ceramic tiles for the black squares; and

WHEREAS, Josh also used weather treated lumber and flanked each table with a pair of benches; and

WHEREAS, Josh and his team researched many other outdoor chess table projects and educated themselves on mixing and working with concrete; and

WHEREAS, Josh and his team built the molds, poured the concrete for the tables, glued down the tiles and painted the supports and benches; and

WHEREAS, Josh has distinguished himself as one of the top chess players in the Patriots Path Council and his love for the game of chess inspired him to construct and install the outdoor chess tables in the park so that all members of the community could enjoy them for years to come; and

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

WHEREAS, on January 9, 2025, Josh McDonald will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

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

A MOTION was made by Mr. 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 |

5. ***Resolution in Honor of Andrew Ryder Attaining Eagle Scout***

The following resolution was offered for consideration:

#R-2025-43

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Andrew Ryder a valued member of his Boy Scout Troop 90, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

WHEREAS, Eagle Scout Candidate Andrew Ryder’s Eagle Project involved restoring and upgrading the nursery at Dobozyński Farm; and

WHEREAS, Andrew cleared the rubbish and overgrowth in the nursery which had been abandoned; and

WHEREAS, Andrew also replaced the damaged fence posts and expanded the fencing to increase the size of the nursery by 200 square feet; and

WHEREAS, Andrew arranged for material donations from local businesses and led teams of 10-14 scouts who worked over two days to help him to complete his project; and

WHEREAS, Andrew designed the improvements to the nursery with the volunteer leaders of the Township’s nursery and Community Garden to increase productivity of the tree nursery to cultivate native trees to distribute to the community and plant on public lands for all to enjoy; and

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

WHEREAS, on January 9, 2025, Andrew Ryder will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

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

A MOTION was made by Mr. 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 |

6. **Resolution Accepting Donation of Two (2) Ballistic Shields to Readington Police Department**

The following resolution was offered for consideration:

#R-2024-44

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Tactical Training Center, LLC wishes to donate 2 ballistic shields to the Township of Readington Police Department; and

WHEREAS, given that police officers may encounter armed adversaries and need to be equipped properly.

NOW THEREFORE BE IT RESOLVED the Township Committee of Readington Township hereby accepts the generous donation from Dan Suk, proprietor of TTC, LLC and thanks him for his contribution toward the Police Department and the safety of its officers.

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 |

7. Resolution Authorizing the Acquisition of a Police Pursuit Vehicle (Chevrolet Silverado)

The following resolution was offered for consideration:

**#R-2025-45
TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the need exists for the Readington Township Police Department to acquire Police Pursuit rated Vehicles to successfully perform daily operations; and

WHEREAS, Readington Township, may without advertising for bids, purchase such vehicles through the Cranford Police Co-Op purchasing program; and

WHEREAS, under the Cranford Police purchasing Co-Op award, Fred Beans Management Company, Inc. has proposed a 2025 Chevrolet Silverado in the amount of \$49,872.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$49,872.00 in account X-24-022-002.

NOW THEREFORE BE IT RESOLVED the Township Committee of Readington Township hereby authorizes the procurement of a 2025 Chevrolet Silverado PPV through the use of the Cranford Police Co-Op purchasing program.

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 |

8. ***Resolution Authorizing the Acquisition of a Police Pursuit Vehicle (Chevrolet Tahoe)***

The following resolution was offered for consideration:

#R-2025-46

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the need exists for the Readington Township Police Department to acquire Police Pursuit rated Vehicles to successfully perform daily operations; and

WHEREAS, Readington Township, may without advertising for bids, purchase such vehicles through the Cranford Police Co-Op purchasing program; and

WHEREAS, under the award, Fred Beans Management Company, Inc. has proposed a 2025 Chevrolet Tahoe in the amount of \$50,091.00; and

WHEREAS, the Chief Financial Officer has certified that funds are available in the amount of \$50,091.00 in account X-24-022-001

NOW THEREFORE BE IT RESOLVED the Township Committee of Readington Township hereby authorizes the procurement of a 2025 Chevrolet Tahoe PPV through the use of the Cranford Police Co-Op purchasing program.

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. ***Request for Confirmation of 2025 Sewer Rate***

A MOTION was made by Mr. Panico to approve the 2025 sewer rate, 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. ***2024 Budget Transfer Resolution***

The following resolution was offered for consideration:

#R-2025-47

TOWNSHIP OF READINGTON

RESOLUTION TO AUTHORIZE BUDGET APPROPRIATION TRANSFERS - 2024

WHEREAS, certain transfers of funds for various 2024 budget appropriations are necessary to cover anticipated expenditures; and

Resolution #R-2025-47 cont'd:

WHEREAS, N.J.S.A. 40A:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriation accounts of the 2024 Municipal Budget as follows:

| Current Fund | | To | | From |
|---------------------|--|-----------------|--|-----------------|
| General Legal | | | | \$15,500 |
| | | | | |
| Telephone | | \$4,000 | | |
| Electricity | | \$11,500 | | |
| | | | | |
| | | | | |
| TOTAL | | \$15,500 | | \$15,500 |
| | | | | |
| | | | | |
| | | | | |

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

11. **Resolution Authorizing the Morris County Cooperative Purchase (Motor Gasoline)**

The following resolution was offered for consideration:

#R-2025-48

**TOWNSHIP OF READINGTON
 RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES**

WHEREAS, the Township of Readington wishes to purchase gasoline from an authorized vendor under the Morris County Cooperative Purchasing Program for the calendar year 2025; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, NJS.A. 40A:II-12; and

WHEREAS, Griffith-Allied Trucking LLC, dba Allied Oil of 25 Old Camplain Road, Hillsborough, NJ 08844 has been awarded Morris County Cooperative Contract #1 for Gasoline, for a one year period, January 1, 2025 - December 31, 2025; and

WHEREAS, the Administrator recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$360,000 for Griffith-Allied Trucking LLC, dba Allied Oil.

Resolution #R-2025-48 cont'd:

WHEREAS, the Chief Finance Officer has certified the availability of funds for this contract under Account #5-01-702-004

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Griffith-Allied Trucking LLC, dba Allied Oil be awarded a contract for Gasoline; and

BE IT FURTHER RESOLVED, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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 |

12. **Resolution Authorizing Morris County Cooperative Purchase (Diesel Fuel)**

The following resolution was offered for consideration:

#R-2025-49

**TOWNSHIP OF READINGTON
RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES**

WHEREAS, the Township of Readington wishes to purchase diesel from an authorized vendor under the Morris County Cooperative Purchasing Program for the calendar year 2025; and

WHEREAS, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, NJS.A. 40A:II-12; and

WHEREAS, Griffith-Allied Trucking LLC, dba Allied Oil of 25 Old Camplain Road, Hillsborough, NJ 08844 has been awarded Morris County Cooperative Contract #12 for Diesel, for a one year period, January 1, 2025 - December 31, 2025; and

WHEREAS, the Administrator recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$360,000 for Griffith-Allied Trucking LLC, dba Allied Oil.

WHEREAS, the Chief Finance Officer has certified the availability of funds for this contract under Account #5-01-702-004

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Griffith-Allied Trucking LLC, dba Allied Oil be awarded a contract for Diesel; and

BE IT FURTHER RESOLVED, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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 |

13. ***Request to Hang Display Banner at Summer Road Park***

The Committee discussed the request from a local not for profit pickleball group to hang a banner at Summer Road Park following a championship pickell tournament.

A **MOTION** was made by Mr. Albanese to deny this request, 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 |

14. **** Township of Readington, County of Hunterdon, State of New Jersey Support for an Application to the State Agriculture Development Committee for Farmland Preservation Grant Funds for FY2026***

15. **** Application for Blue Light Permits***

*Dante Brancato
Owen Heft
Jeremy Hughes
Ian McInerney*

16. **** Release of Board of Health Escrow / Block 73, Lot 29.02***

17. **** NJ State Firefighter's Association Application for Membership (Mary Pagana)***

18. **** Resolution to Authorize Application to Obtain a Grant for the Acquisition of LED Tennis/Basketball Lighting in Pickell Park***

19. **** Release of Escrow / Block 19.01, Lot 8 (Esso Paving)***

20. **** Sewer Overpayments from 2024 Resolution***

21. **** Tax Overpayments from 2024 Resolution***

22. **** Payment of Bills***

ADMINISTRATOR'S REPORT

Administrator Sheola requested approval from the Committee for a Historic Preservation Consulting Contract in the amount of \$40,720.30 for the preparation of the Taylor's Mill Preservation Plan.

The following resolution was offered for consideration:

#R-2025-50
TOWNSHIP OF READINGTON
RESOLUTION

WHEREAS, there is a need for the preparation for cultural resource consulting services as related to Taylor’s Mill; and

WHEREAS, Hunter Research has the credentials and experience to provide such services; and

WHEREAS, based on a proposal dated December 31, 2024, Hunter Research has demonstrated their experience necessary to prepare a Preservation Plan for Taylor’s Mill;

WHEREAS, Richard J. Sheola as Chief Financial Officer, has certified that funds will be available for this proposal in the 2025 Budget and also the 2024 Reserve Account; and

THEREFORE, BE IT RESOLVED the Township Committee approves the Agreement with Hunter Research in the amount of \$40,720.30.

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 |

ATTORNEY’S REPORT

Attorney Corsini stated that he had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

Mr. Heller spoke to the hard work of the Waterwatch Committee and expressed disappointment on the dissolution of the Committee

JUERGEN HUELSEBUSCH

Mr. Huelsebusch summarized the work of the Open Space Advisory Board for 2024 and goals for 2025.

VINCENT PANICO

Deputy Mayor Panico spoke to creating a committee on Township efficiency and the grant that was received for the installation of lights on the tennis courts at Pickell Park. Mr. Panico also reported that Bowman Stickney was nominated for best museum and best historic spot in the Hunterdon Happening magazine and encouraged the community to vote. He also reported on the great work of the Township’s community outreach team.

ADAM MUELLER

Mayor Mueller provided some annual statistics for emergency services and stressed the need For additional volunteers.

COMMENTS FROM THE PUBLIC

Karen Mittleman inquired as to why she was not reappointed to the Board of Adjustment this year and spoke to the upcoming Solberg public information meeting on February 5th.

Barry Friedman spoke to the request to hang the banner at Summer Road Park.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, ***A MOTION*** was made by Mr. Panico at 8:40 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