

**READINGTON TOWNSHIP COMMITTEE
MEETING – DECEMBER 3, 2012**

Mayor Auriemma *calls the meeting to order at 6:30 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor T. Auriemma, Deputy Mayor J. Allen, Mrs. B. Fort, Mr. F. Gatti, Mrs. B. Muir

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan, Engineer R. O'Brien

ABSENT: Mr. Gatti left at 7:20 p.m.

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

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

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

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

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

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Personnel Matters.....	Personnel.....	Certain information at the discretion of Township Committee tonight...other information will be confidential
Police Department.....	Personnel.....	“ “ “
Police Department / Sergeant's Promotion	Personnel.....	“ “ “
PBA Lieutenants	Contract Negotiations.....	“ “ “
Professional Services..... • Animal Control Solutions	Contract Negotiations.....	“ “ “
Proposed Right-of-Way Agreement... United Federal Data, LLC	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • November 19, 2012 • November 27, 2012 • November 28, 2012	Attorney-Client Privilege.....	“ “ “

Block 48, Lot 23; Block 55, Lot 33;
Block 56, Lots 1, 3, 6 & 8; Block 39,
Lot 24 & Block 67, Lot 2

(Solberg Aviation)..... Litigation..... “ “ “

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

2. This Resolution shall take effect immediately.

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

The meeting reconvened at 7:30 p.m.

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

Executive Session:

Personnel / Personnel Matters

A **MOTION** was made by Mrs. Muir to grant a stipend in the amount of \$1,000 to Karin Parker for passing the RMC exam, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

Personnel / Police Department

A **MOTION** was made by Mrs. Fort to hire Peter Serrone at a Level 7 Salary range of \$81,113, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

A **MOTION** was made by Mrs. Fort to hire Timothy Pittarese at the Probationary Salary range of \$55,223, seconded by Mrs. Muir and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

Personnel / Police Department / Sergeant's Promotion

A **MOTION** was made by Mrs. Fort to promote Carlos Ferreiro to the position of Sergeant, seconded by Mrs. Muir and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

SWEARING IN OF NEW POLICE DEPARTMENT SERGEANT

Administrator Mekovetz swore in Sergeant Carlos Ferreiro.

Personnel / Police Department / Corporal's Promotion

A ***MOTION*** was made by Mrs. Muir to promote Patrick Carr to the position of Corporal, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

SWEARING IN OF NEW POLICE DEPARTMENT CORPORAL

Administrator Mekovetz swore in Corporal Patrick Carr.

Contract Negotiations / PBA Lieutenants

Mayor Auriemma stated that this matter remains in Executive Session.

Contract Negotiations / Professional Services / Animal Control Solutions

The following resolution was offered for consideration:

#R-2012-117

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR ANIMAL CONTROL SERVICES

WHEREAS, the Township of Readington has a need to acquire Animal Control Services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44a-20.5*; and

WHEREAS, the term “non-fair and open contract,” for the purposes of the law, refers to a Professional Services Contract awarded to a contractor who has not made a political contribution as described in *N.J.S.A. 19:44A-20.5 et seq.* or in *N.J.S.A. 19:44a-8, et seq.*; and

WHEREAS, the Township Administrator has determined and certified in writing that the value of the services may exceed \$17,500.00; and

WHEREAS, Animal Control Solutions has submitted a proposal indicating they will provide Animal Control Services at an annual rate of \$28,800.00; and

WHEREAS, Animal Control Solutions has completed and submitted a Business Entity Disclosure Certification which certifies that Animal Control Solutions has not made any reportable contributions to a political or candidate committee in the Township of Readington in the previous one (1) year, and that the contract will prohibit Animal Control Solutions from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer’s Certification of the availability of funds is on file - *N.J.A.C. 5:30-5.4*) and will be amended to reflect the final approved funds for this purpose upon adoption/approval of the 2013 budget.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes the Mayor to enter into a contract with Animal Control Solutions as described herein; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED, that said contract shall expire on December 31, 2013; and

Resolution #R-2012-117 cont'd:

BE IT FURTHER RESOLVED, that copies of this Professional Service are on file with the Municipal Clerk and are available there for public inspection; and

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

A ***MOTION*** was made by Mrs. Muir to adopt this resolution, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mrs. Fort	- Aye
Mrs. Muir	- Aye
Mayor Auriemma	- Aye

Contract Negotiations / Proposed Right-of-Way Agreement / United Federal Data, LLC

Mayor Auriemma stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 19, 2012

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of November 19, 2012 for content only, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / November 27, 2012

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of November 27, 2012 for content only, seconded by Mrs. Allen with a vote of ayes all, nays none recorded. Mayor Auriemma abstained since he was not present at that meeting.

Attorney-Client Privilege / Executive Session Minutes / November 28, 2012

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of November 28, 2012 for content only, seconded by Mrs. Allen with a vote of ayes all, nays none recorded. Mayor Auriemma abstained since he was not present at that meeting.

Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 39, Lot 24 and Block 67, Lot 2

Mayor Auriemma stated that this matter remains in Executive Session.

Mayor Auriemma read the following statement:

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

- * 1. **APPROVAL OF MINUTES** of meeting of November 19, 2012, November 27, 2012 and November 28, 1012
- * 2. **Tax Lien Redemption – Block 21.12, Lot 46**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 21.12, Lot 46 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$1,227.06, plus a premium paid in the amount of \$400.00, known as Tax Sale Certificate #11-02, to the lienholder, Kevin Rickman.

* 3. ***Tax Lien Redemption – Block 70.01, Lot 12***

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 70.01, Lot 12 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$5,669.11, plus a premium paid in the amount of \$11,000.00, known as Tax Sale Certificate #2012-013, to the lienholder, US Bank Custodian for Pro Capital I, LLC.

* 4. ***Tax Lien Redemption- Block 91, Lot 2***

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 91, Lot 2 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$3,048.65, plus a premium paid in the amount of \$3,000.00, known as Tax Sale Certificate #620, to the lienholder, Mathurine M. Louis.

* 5. ***Tax Lien Redemption – Block 95, Lot 12.288***

The following resolution was offered for consideration:

***READINGTON TOWNSHIP
 HUNTERDON COUNTY, STATE OF NEW JERSEY
 RESOLUTION***

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 95, Lot 12.288 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$1,694.41, plus a premium paid in the amount of \$1,900.00, known as Tax Sale Certificate #2012-016, to the lienholder, KCC Promised Lands, LLC.

* 6. ***State Firemen’s Association Membership Application*** (Preston Rollero)

* 7. ***Resolution Authorizing Disposal of Surplus Property***

#R-2012-118

***TOWNSHIP OF READINGTON
 RESOLUTION AUTHORIZING DISPOSAL OF SURPLUS PROPERTY***

WHEREAS, the Township of Readington is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Township of Readington is desirous of selling said surplus property in an “as is” condition without express or implied warranties.

NOW THEREFORE BE IT RESOLVED by the Township of Readington as follows:

1. The sale of the surplus property shall be conducted through GovDeals pursuant to State Contract #70967/T-2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is available online at govdeals.com and also available from the Township of Readington.
2. The sale will be conducted online and the address of the auction site is govdeals.com
3. The sale is being conducted pursuant to Local Finance Notice 2008-09.
4. A list of the surplus property to be sold is as follows:

Year of Equip	Make	Model	Serial # or VIN	Item description
1986	International	S2500	1H1ZDUT3GHA62198	Tandem Dump Truck
1970	Gallion		CR-D-436703	3 Wheel Static Roller

Resolution #R-2012-118 cont'd:

5. The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
6. The Township of Readington reserves the right to accept or reject any bid submitted.
- * 8. **Payment of Bills** – (Complete bill list is on file in Clerk’s Office)

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
CURRENT FUND	2-01	\$ 324,671.14
SEWER APPROPRIATIONS	2-02	\$ 102,382.98
TRUST FUNDS	X-03	\$ 11,167.72
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 45,985.99
PAYROLL DEDUCTIONS	X-06	\$ 186,911.49
REG. & LOCAL SCHOOL TAX	X-07	\$2,430,729.00
2010 CAPITAL	X-10	\$ 693.00
2012 CAPITAL	X-12	<u>\$ 21,746.27</u>
TOTAL OF ALL FUNDS		\$3,124,287.59

A **MOTION** was made by Mrs. Muir to approve the Consent Agenda, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

- Mrs. Allen - Aye
- Mrs. Fort - Aye
- Mrs. Muir - Aye
- Mayor Auriemma - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only.

There were none.

PUBLIC HEARINGS

As it was after 8:00 p.m., A **MOTION** was made by Mrs. Muir to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING A PORTION OF CHAPTER 112 OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO EMERGENCY SERVICES AGENCY MEMBERS

ORDINANCE # 31-2012

Mayor Auriemma stated that the Public Hearing will be deferred to the next meeting.

A **MOTION** was made by Mrs. Fort to postpone the public hearing until the next meeting, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

CORRESPONDENCE / OTHER INFORMATION

1. Resolution from Cecilia Covino, Town Clerk, Town of Clinton, regarding ***Exempting Private Universities & Colleges from Land Use Law.***

Mrs. Fort requested to pass a similar resolution.

The following resolution was offered for consideration:

#R-2012-119

***RESOLUTION OPPOSING A2586
EXEMPTING PRIVATE UNIVERSITIES & COLLEGES FROM
LAND USE LAW***

WHEREAS, the State Senate has introduced and passed S 1534 exempting private universities and colleges from the New Jersey Municipal Land Use Law, N.J.S.A 40:55D-1 et seq.; and

WHEREAS, the State Assembly has introduced a companion bill, A2586; which also would exempt private universities from the New Jersey Municipal Land Use Law; and

WHEREAS, planning and zoning by municipalities is of fundamental interest to the residents of each municipality as an appropriate means, of managing and controlling land use and the environmental impacts of the development; and

WHEREAS, setting aside the public planning process for properties owned by private universities and colleges, prevents citizens from having input into the decision making process in communities where such institutions exist, and further prevents the creation of associated comprehensive municipal Natural Resource Inventories and Master Plans; and,

WHEREAS, under Municipal Land Use Law, communities have passed ordinances that protect and regulate the environment that would be set aside, causing harm and damage to the environment, adversely impacting water quality and creating additional uncontrolled flooding; and

WHEREAS, exempting private universities from Municipal Land Use Law would adversely affect land use controls that now protect the use of land and the environment, and would increase storm-water runoff, water pollution and air emissions, resulting in the loss of natural habitat and animal and plant species that live within these habits; and

WHEREAS, uncontrolled development by such private universities could damage the fabric of many communities, and, in so doing, create unmanaged adverse impacts to the environment; and

WHEREAS, private universities, as demonstrated by previously implemented development strategies, can be expected to lease land or partner with private development companies for the purpose of developing office buildings and commercial developments that have no connection to the educational mission of the university; and

WHEREAS, the bill itself applies only to private colleges and universities, a very dangerous precedent could be established, allowing other non-profit institutions who similarly serve a "public mission" to argue that they should also be exempt from local zoning control potentially affecting every community in this State.

Resolution #R-2012-119 cont'd:

NOW THEREFORE, BE IT RESOLVED, that the governing body of the Township of Readington, Hunterdon County, New Jersey strongly urges its representatives in the Assembly to vote against A2586.

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Governor Chris Christie, Assembly Speaker Sheila Oliver, Assembly Minority Leader Jon Branick, Senate President Stephen Sweeney, Senate Minority Leader Thomas Kean, Jr., DEP Commissioner Bob Martin, Senator Christopher Bateman, Assemblyman Jack Ciattarelli, Assemblywoman Donna Simon, the New Jersey League of Municipalities, and the governing bodies of neighboring municipalities.

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

2. Letter dated November 15, 2012 from Donna J. Burham, Township Clerk, Township of Clinton regarding ***Calling for an Investigation into the Mismanagement of "Hurricane Sandy" by Jersey Central Power & Light.***

Mrs. Fort stated that there is ample reason to bring attention to the handling of the aftermath of Hurricane Sandy from JCP&L in regard to not restoring the power in a timely manner but also the lack of effective communication. Mrs. Allen expressed concern about the tone of the resolution and felt it would be dismissed in its current form. Mrs. Fort stated that she would like a letter to be written to the Governor and Board of Public Utilities requesting a thorough investigation of the infrastructure, so as storms continue to worsen in the future, action will be taken to anticipate the storms and improve accurate communication. Mrs. Muir also stated that it should be communicated to the Governor and BPU that rather than burdening the rate payer in a bad economic situation with increased rates, it should come out of their own profits. Mrs. Muir requested that copies of the letter be sent to all the same entities as listed on the resolution.

A **MOTION** was made by Mrs. Fort to write a letter to the Governor and BPU requesting 1) 1st Energy be required to support their business costs from their profits rather than rate increases from the rate payers, 2) emphasize that they are required to improve their infrastructure to the point that it can better withstand the larger storms and 3) a need for improved and accurate communication, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

3. Memorandum dated November 27, 2012 from Sharon Brienza, Municipal Clerk, Township of Branchburg regarding ***An Ordinance Amending the Land Development Ordinance of the Township of Branchburg Amending Paragraph 7-2.1A Entitled "Application Fees and Escrow Deposits."*** No action taken.
4. Mayor's Advisory from William G. Dressel, Jr., Executive Director, NJLOM, regarding ***S-2 Shared Services Bill Threatens to Penalize Taxpayers Recent Amendments Weaken Management Reforms.***

Mrs. Allen requested that Administrator Mekovetz find out the status of this bill in the Senate and send a letter in opposition to S-2 to the Governor and Senate.

A **MOTION** was made by Mrs. Allen to send this letter in opposition of S-2, along with a copy to the League of Municipalities, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

OLD BUSINESS:

1. ***Request for Release of Maintenance Bond*** (Rolling Meadows of Readington, LLC / Block 55, Lot 7.01)

Engineer O'Brien stated that the landscaping has been inspected and therefore recommends the release of the two year Maintenance Bond.

A MOTION was made by Mrs. Fort to release the Maintenance Bond, seconded by Mrs. Muir and on Roll Call vote the following was recorded:

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

NEW BUSINESS

1. ***An Ordinance Amending and Supplementing the Readington Township 2010 Salary Ordinance for Building and Grounds of the Township of Readington***

The following ordinance was offered for introduction:

An Ordinance Amending and Supplementing the Readington Township 2010 Salary Ordinance for Building and Grounds

ORDINANCE #32-2012

SECTION 9

BUILDINGS, MAINTENANCE AND RECYCLING

PUBLIC FACILITIES MAINTENANCE LABORER	per hour	\$16.09	\$27.56
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SECTION 10

Rates of compensation provided herein are retroactive to January 1, 2011.

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

Mrs. Allen - Aye
Mrs. Fort - Aye
Mrs. Muir - Aye
Mayor Auriemma - Aye

The Public Hearing was scheduled for December 17, 2012 at 8:00 p.m.

2. ***Draft Ordinance: Adjustment to Agricultural Terminology***

Attorney Dragan stated when the ROM/Solar ordinance was passed, the definition of *farm* was deleted and replaced with *agriculture*; however did remain in all the other sections as *farm*. Attorney Dragan maintained that the purpose of the ordinance is to merely clean up the language.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO THE DEFINITION OF AGRICULTURE

ORDINANCE #33-2012

WHEREAS, the Township of Readington, County of Hunterdon, State of New Jersey, recognizes the need to maintain consistency between the definition of “agriculture” within its zoning ordinance, Chapter 148 Land Development, and the definition promulgated by the State of New Jersey/State Agriculture Development Committee (SADC);

NOW THEREFORE IT BE ORDAINED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that the Land Development Code of the Township of Readington shall be amended as follows (deletions are shown ~~thus~~ and additions are shown **thus**):

SECTION 1. Article IV “District Regulations”, Sec 148-15 AR Agricultural Residential Zone shall be amended as follows:

A. Permitted principal uses - AR Zone.

(1) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

B. Accessory Uses - AR Zone.

(8) Agricultural Farm storage sheds and barns.

D. Maximum building height-AR Zone. No building shall exceed 35 feet in height and 2 ½ stories except that **agricultural farm** structures shall not be limited in height. (Amended 7-6-2009 by Ord No. 19-2009)

SECTION 2. Article IV “District Regulations”, Sec 148-16 RR Rural Residential Zone is hereby amended as follows:

A. Permitted principal uses - RR Zone.

(2) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

B. Accessory Uses - RR Zone.

(8) Agricultural Farm storage sheds and barns.

D. Maximum building height-RR Zone. No building shall exceed 35 feet in height and 2 ½ stories except that **agricultural farm** structures shall not be limited in height (Amended 7-6-2009 by Ord No. 19-2009)

SECTION 3. Article IV “District Regulations”, Sec 148-16.1 HR Hamlet Residential Zone is hereby amended as follows:

B. Accessory Uses - HR Zone.

(8) Agricultural Farm storage sheds and barns.

SECTION 4. Article IV “District Regulations”, Sec 148-17 R-1 Residential One-Acre Zone is hereby amended as follows:

A. Permitted principal uses – R-1 Zone. One of the following:

(2) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

Ordinance #33-2012 cont'd:

B. Accessory Uses – R-1 Zone.

(8) Agricultural Farm storage sheds and barns.

D. Maximum building height-R-1 Zone. No building shall exceed 35 feet in height and 2 ½ stories except that churches and agricultural farm structures shall not be limited in height. (Amended 7-6-2009 by Ord No. 19-2009)

SECTION 5. Article IV “District Regulations”, Sec 148-18 VR Village Residential Zone is hereby amended as follows:

A. Permitted principal uses – VR Zone. One of the following:

(3) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

B. Accessory Uses for single-family in VR Zone.

(8) Agricultural Farm storage sheds and barns.

D. Maximum building height-VR Zone. No building shall exceed 35 feet in height and 2 ½ stories except that churches and agricultural farm structures shall not be limited in height.

SECTION 6. Article IV “District Regulations”, Sec 148-19 PND Planned Neighborhood Development Zone is hereby amended as follows:

A. Permitted principal uses – PND Zone

(5) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

B. Accessory Uses – PND Zone

(7) Agricultural Farm storage sheds and barns.

D. Maximum building height-PND Zone. No principal building shall exceed 35 feet in height and 2 ½ stories except that churches and agricultural farm structures shall not be limited in height.

SECTION 7. Article IV “District Regulations”, Sec 148-20 PND-1 Planned Neighborhood Development Zone is hereby amended as follows:

A. Permitted principal uses – PND-1 Zone.

(5) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**

B. Accessory Uses – PND-1 Zone.

(7) Agricultural Farm storage sheds and barns.

D. Maximum building height-PND -1Zone. No principal building shall exceed 35 feet in height and 2 ½ stories except that churches and agricultural farm structures shall not be limited in height.

Ordinance #33-2012 cont'd:

SECTION 8. Article IV “District Regulations”, Sec 148-21 B Business Zone is hereby amended as follows:

Permitted principal uses – B Zone.

(2) On lots 2.0 acres to less than 5.0 acres.

(a) A single use characterized by the sale of an object or service to the ultimate consumer (as distinguished from wholesaler), within an enclosed building, such as:

~~(5) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**~~

(3) On lots 5.0 acres or greater in size.

~~(a) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles and equipment.**~~

B. Accessory Uses – B Zone.

(4) Agricultural Farm storage sheds and barns.

SECTION 9. Article IV “District Regulations”, Sec 148-22VC Village Commercial Zone is hereby amended as follows:

A. Permitted principal uses – VC Zone.

~~(12) **Agriculture Farms (See § 148-9 for definition of farm.) and agricultural uses, including crops, nurseries, poultry, small animals and livestock raising and training, including outdoor parking of farm vehicles.**~~

B. Accessory Uses – VC Zone.

(6) Agricultural Farm storage sheds and barns.

SECTION 10. Article IV “District Regulations”, Sec 148-25 RO Research Office Zone is hereby amended as follows:

A. Permitted principal uses – RO Zone.

(1) On lots less than 10 acres.

~~(b) **Agriculture All farm and agricultural uses permitted in the residential districts.**~~

C. Accessory Uses – RO Zone

(7) Agricultural Farm storage sheds and barns.

Ordinance #33-2012 cont'd:

SECTION 11. Article IV “District Regulations”, Sec 148-26 RO-1 Research Office Zone is hereby amended as follows:

B. Permitted principal uses – RO-1 Zone.

(5) Agriculture ~~All farm and agricultural uses permitted in the residential districts.~~

C. Accessory Uses – RO-1 Zone

(7) Agricultural ~~Farm~~ storage sheds and barns.

SECTION 12. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 13. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

SECTION 14. 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 15. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

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

Mrs. Allen	- Aye
Mrs. Fort	- Aye
Mrs. Muir	- Aye
Mayor Auriemma	- Aye

The Public Hearing was scheduled for December 17, 2012 at 8:00 p.m.

3. ***An Ordinance to Provide for the Acceptance of Certain Easements on Portions of Block 31, Lot 7 in the Township of Readington, County of Hunterdon and State of New Jersey from Fallone Properties, LLC***

Attorney Dragan stated that this ordinance accepts a stream corridor protection easement and an open space preservation easement required as part of the Fallone subdivision on Whitehouse Avenue.

The following ordinance was offered for introduction:

***AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN
EASEMENTS ON PORTIONS OF BLOCK 31, LOT 37 IN THE TOWNSHIP OF
READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM
FALLONE PROPERTIES, LLC***

ORDINANCE #34-2012

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

SECTION 1. In accordance with the N.J.S.A. 40:12-4 and 5 et seq., the Township of Readington hereby accepts the following:

- 1) A stream corridor protection easement on a portion of property known as Block 31, Lot 37 (to become Lot 37.03) in the Township of Readington; and
- 2) An open space preservation easement on portions of property known as Block 31, Lot 37 (to become Lots 37.03 and 37.08) in the Township of Readington.

The aforesaid easements have been dedicated to the Township by Fallone Properties, LLC (hereinafter "Grantor") pursuant to a major site plan approval granted by the Readington Township Planning Board as set forth in Resolution #2012-302, memorialized on June 25, 2012 and as set forth on plans entitled "Preliminary Major Subdivision for Block 31, Lot 37 situated in Readington Township, Hunterdon County, New Jersey" prepared by James J. Mantz, PE & LS, dated April 1, 2011, last revised July 26, 2012. The purpose of the easements is to ensure that the areas covered by them will remain in their natural and existing state in perpetuity, as well as to protect the stream corridor within the subdivision property. There is no public right of use to Readington Township created by these easements; they are subject to access by the Township only for the purposes of inspection and enforcement. The aforesaid easements shall run with the land and be binding on the Grantor and Grantor's heirs and assigns. They are further described in accordance with the metes and bounds descriptions prepared by James J. Mantz, N.J.P.E. & L.S. Lic. No. 27483, as set forth in the easement documents on file in the office of the Readington Township Clerk, at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, N.J.

SECTION 2. If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 3. This ordinance shall take effect immediately upon final adoption and publication according to law. A copy of the ordinance shall be recorded with the Easement document in the Hunterdon County Clerk's Office.

A ***MOTION*** was made by Mrs. Muir introduce this ordinance, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mrs. Fort	- Aye
Mrs. Muir	- Aye
Mayor Auriemma	- Aye

The Public Hearing was scheduled for December 17, 2012 at 8:00 p.m.

- * 4. ***State Firemen's Association Membership Application*** (Preston Rollero)

This matter was addressed under the Consent Agenda.

- * 5. ***Resolution Authorizing Disposal of Surplus Property***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported on the debris cleanup currently taking place throughout the Township. Administrator Mekovetz further reported that the Township has been broken down into three zones, with a presence in every zone with the crews working seven days a week.

ATTORNEY'S REPORT

Attorney Dragan reported that the Bergold closing will take place on Friday.

ENGINEER'S REPORT

Engineer O'Brien reported that he attended a meeting with the DOT and DEP regarding the flooding on Route 22 at Merck. Engineer O'Brien stated that the DOT is requesting the DEP to give them the permit that they originally applied for cleaning out just beyond the end of culvert, which should alleviate much of the flooding.

Engineer reported he sent a letter to the County regarding the site distance at Route 523 and Barley Sheaf Road and he will follow up with them.

Engineer O'Brien reminded the Committee to visit the site of Summer Road near St. Elizabeth Ann Seton Church with regard to removing the tree as part of the DOT project. Mrs. Muir stated that in light of the recent devastation of trees from Hurricane Sandy, she felt if the tree is not removed, another storm could very well take the tree down and suggested possibly replacing with a similar tree somewhere on the grounds of the church if they would permit that.

COMMITTEE REPORTS

Thomas Auriemma

Mayor Auriemma stated that he had nothing further to report.

Julia Allen

Mrs. Allen reported that Joe Chesla has donated fifteen (15) maple trees to the Township to replace the trees destroyed in the front of Summer Road Park during Hurricane Sandy.

A MOTION was made to send a letter of thanks for the donation of the trees and the work to plant them, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Mrs. Allen reported that many of the trails on the Cushetunk Mountain were devastated by fallen trees and she will be meeting with Scott Jesseman to assess the situation.

Mrs. Muir

Mrs. Muir stated that she had nothing further to report.

Betty Ann Fort

Mrs. Fort stated that *Christmas with Jane Austen* at the Bouman Stickney Farmstead was very well attended with over 100 people.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, *A MOTION* was made by Mrs. Fort at 8:30 p.m. to adjourn the meeting, seconded by Mrs. Allen with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk