

**READINGTON TOWNSHIP COMMITTEE
MEETING – June 17, 2013**

Mayor Allen *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 J. Allen, Mr. T. Auriemma, Mrs. B. Fort, Mr. F. Gatti

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan

ABSENT: Deputy Mayor B. Muir

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:

- 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>
Emergency Management... ..	Personnel.....	Certain information at the discretion of the Township Committee tonight...other
Fallone Properties / Whitehouse Properties	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • June 3, 2013	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."

- This Resolution shall take effect immediately.

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

The meeting reconvened at 7:30 p.m.

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

Executive Session:

Personnel / Emergency Management

A **MOTION** was made by Mr. Auriemma to accept the resignation of Kevin Anderson as CERT Coordinator from Emergency Management and send him a letter of thanks for his service, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Contract Negotiations / Fallone Properties / Whitehouse Properties

Mayor Allen stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / June 3, 2013

A **MOTION** was made by Mr. Gatti to approve the Executive Session Minutes of June 3, 2013 for content only, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

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 Allen stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Allen 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 the Minutes** of the meeting of June 3, 2013
- * 2. **Resolution for Conducting Annual Budget Examination**

The following resolution was offered for consideration:

#R-2013-65

RESOLUTION FOR CONDUCTING ANNUAL BUDGET EXAMINATION

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Township of Readington has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Township meets the necessary conditions to participate in the program for the 2013 budget year, so now therefore

BE IT RESOLVED, by the Mayor and Committee of the Township of Readington that in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officers certification. The governing body has found the budget has met the following requirements:

Resolution #R-2013-65 cont'd:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. Payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law.)
3. That the budget is in such form arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

* 3. **Resolution Authorizing Alcoholic Beverage License Renewals for 2013-14**

The following resolution was offered for consideration:

#R-2013-66

RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE LICENSE RENEWALS

BE IT RESOLVED, by the Township Committee of the Township of Readington that the following Readington Township Alcoholic Beverage License Renewals for 2013-2014 be approved:

PLENARY RETAIL DISTRIBUTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-44-008-005	Bishop & Bishop Bar & Liquors	\$2,214.60	\$200.00
1022-44-015-004	Readington Wine & Spirits LLC	\$2,214.60	\$200.00

PLENARY RETAIL CONSUMPTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-33-001-004	Stanton Ridge Hospitality Corporation	\$2,214.60	\$200.00
1022-33-009-006	Kalli 2 LLC	\$2,214.60	\$200.00
1022-33-005-006	Readington Diner, Inc.	\$2,214.60	\$200.00
1022-33-002-010	Melinda McPhail	\$2,214.60	\$200.00
1022-33-003-007	215 White Liquors LLC	\$2,214.60	\$200.00
1022-33-006-008	Ryland Manor LLC	\$2,214.60	\$200.00

Resolution #R-2013-66 cont'd:

CLUB:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-31-012-001	Polish American Citizens Club	\$ 150.00	\$200.00
1022-31-010-001	Whitehouse American Legion Post 284	\$ 150.00	\$200.00
1022-31-014-001	Three Bridges Volunteer Fire Co 1 Inc.	\$ 150.00	\$200.00

* 4. ***Sustainable Land Use Pledge Resolution***

The following resolution was offered for consideration:

#R-2013-67

RESOLUTION FOR SUSTAINABLE LAND USE PLEDGE

WHEREAS, land-use is an essential component of overall sustainability for a municipality;

WHEREAS, poor land-use decisions can lead to and increase societal ills such as decreased mobility, high housing costs, increased greenhouse gas emissions, loss of open space and the degradation of natural resources.

WHEREAS, well planned land-use can create transportation choices, provide for a range of housing options, create walkable communities, preserve open space and allow for continued use of vital natural resources;

WHEREAS, Given New Jersey's strong tradition of home rule and local authority over planning and zoning, achieving a statewide sustainable land-use pattern will require municipalities to take the lead;

NOW THEREFORE, we the Township of Readington, resolve to take the following steps with regard to our municipal land-use decisions with the intent of making Readington Township a truly sustainable community. It is our intent to include these principles in the next master plan revision and to update our zoning accordingly.

- I. **Facilities Siting-** *We pledge*, to the extent feasible, to take into consideration factors such as walkability, bikeability, access to transit and proximity to other uses when siting new or relocated municipal facilities. The actions of a municipality when locating their own facilities can set a positive precedent and encourage other public and private sector entities to consider sustainable land-use considerations into account when locating their own facilities.
- II. **Housing Variety-** *We pledge*, through the use of our zoning and revenue generation powers, to foster a diverse mix of housing types to meet the needs of people from all ages and walks of life. A variety of housing options, from single family homes to one-bedroom apartments, including housing affordable to people with low, moderate and middle incomes, is vital to allow residents to live and work in a municipality through various stages of their lives.
- III. **Natural Resource Preservation-** *We pledge* to preserve open space and create recreational opportunities within our municipality. As the most densely populated state in the nation, open space in New Jersey is at a premium. Preserving what is left of our open space, for its ecological and recreational value, is critical for a sustainable future. Further, we have adopted an Environmental Resources Inventory to identify and assess the extent of our natural resources and to link natural resource management and protection to carrying capacity analysis and land use planning and zoning.

Resolution #R-2013-67 cont'd:

- IV. **Transportation Choices-** *We pledge* to create transportation choices within our municipality by considering all modes of transportation, including walking, biking, transit and automobiles, when planning transportation projects. Given that emissions from transportation, mainly passenger cars, make up the largest share of the state's carbon footprint, creating transportation alternatives at the local level is critical to reducing the state's overall carbon footprint.

- V. **Mix of Uses-** *We pledge* to use our zoning power to allow for a mix of uses in areas that make the most sense for our municipality and the region. Development is not needed in every municipality. But where development makes sense, land-use patterns that segregate uses such as commercial and residential create an environment where the only feasible mode of transportation is the automobile. Allowing for a mix of compatible land uses, residential units above retail stores for example, can help reduce the necessity of driving by allowing people to walk to various destinations.

- VI. **Green Design-** *We pledge* to incorporate the principles of green design and renewable energy generation when updating our site plan and subdivision requirements. Green design strategies not only improve the environmental performance of buildings but lessen the impact of those buildings on the surrounding environment. Such strategies include energy efficiency, water conservation, indoor environmental quality, use of recycled renewable materials, construction waste reduction, reduced auto use, tree preservation, native planting, and avoidance of environmentally sensitive features.

- VII. **Regional Cooperation-** *We pledge* to reach out to administrations of our neighboring municipalities concerning land-use decisions, and to take into consideration their concerns when making regional level land-use decisions. Local land-use decisions can often have regional impacts, even though they are decided exclusively by one municipality. For example, a large mall built in one municipality can affect traffic and retail opportunities in neighboring towns.

- VIII. **Parking Regulations-** *We pledge* to reevaluate our parking requirements with the goal of limiting the amount of required parking spaces and promoting shared parking. In areas where walking, biking, and transit are possible, stringent parking requirements can hinder the goal of creating vibrant centers that have a critical mass or people to support local arts, shopping, and other services. Flexible parking requirements decrease the amount of land dedicated to parking lots, storm water runoff, land clearing, and heat island effects, while promoting transport-ation alternatives to individual automobile use. Evaluate areas to install safe and secure bicycle parking. Evaluate parking revenues, where fee for parking may be implemented or needs to be implemented.

* 5. **Blue Light Permit** - Martin Hirschhorn

* 6. **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	3-01	\$ 802,626.69
TRUST FUNDS	X-03	\$ 17,824.84
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 1,021.00
PAYROLL DEDUCTIONS	X-06	\$ 186,966.60
CAPITAL	X-12	<u>\$ 19,079.32</u>
TOTAL OF ALL FUNDS		\$ 1,027,518.45

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

Mr. Auriemma - Aye
Mrs. Fort - Aye
Mr. Gatti - Aye
Mayor Allen - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

PUBLIC HEARINGS

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

2013 Municipal Budget

Mr. Gatti gave a power point slide presentation on the highlights of the 2013 Municipal Budget. Administrator Mekovetz gave a brief synopsis on CAPS that provide the guidance by the State law.

Mayor Allen asked if there were any other comments from the Governing Body.

There were none.

Mayor Allen asked if there were any comments from the Public.

There were none.

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

A MOTION was made by Mrs. Fort to adopt the 2013 Municipal Budget, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma -Aye
Mrs. Fort -Aye
Mr. Gatti -Aye
Mayor Allen -Aye

A MOTION was made by Mr. Auriemma to adjourn the regular meeting to open the Public Hearing, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

Clerk read by Title:

***An Ordinance Amending Chapter 106 of the Code of the Township of Readington,
Pertaining to Driveways***

◆ *Ordinance #13-2013*

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

There were none.

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

There were none.

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

Clerk read by Title:

***An Ordinance Amending Chapter 106 of the Code of the Township of Readington,
Pertaining to Driveways***

◆ Ordinance #13-2013

A MOTION was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma	-Aye
Mrs. Fort	-Aye
Mr. Gatti	-Aye
Mayor Allen	-Aye

There were none.

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated May 16, 2013 from Ken Bogen, Principal Planner, Hunterdon County Planning Board regarding ***Proposed Amendment to the Upper Raritan Water Quality Management Plan Raritan Township Future Wastewater Service Area Amendment.***

Mayor Allen requested that the Committee consider adopting this resolution.

The following resolution was offered for consideration:

#R-2013-68

***A RESOLUTION CONSENTING TO THE PROPOSED WATER
QUALITY MANAGEMENT (WQM) PLAN AMENDMENT***

ENTITLED: "Amendment to the Upper Raritan Water Quality Management Plan"

WHEREAS, the Board of Chosen Freeholders of Hunterdon County desires to provide for the orderly development of wastewater facilities within Hunterdon County; and

WHEREAS, the New Jersey Department of Environmental Protection (NJDEP) requires that proposed wastewater treatment and conveyance facilities and wastewater treatment service areas, as well as related subjects, be in conformance with an approved WQM plan; and

WHEREAS, the NJDEP has established the WQM plan amendment procedure as the method of incorporating unplanned facilities into a WQM plan; and

WHEREAS, a proposed WQM plan amendment noticed in the New Jersey Register on May 20, 2013 for the above Amendment has been prepared by Hunterdon County Planning Department;

NOW, THEREFORE, BE IT RESOLVED on this 17th day of June, 2012 by the governing body of the Township of Readington that:

1. The hereby consents to the amendment entitled "Amendment to the Upper Raritan Water Quality Management Plan" and publicly noticed on May 20, 2013, prepared by the Hunterdon County Planning Department, for the purpose of its incorporation into the applicable WQM plan(s).
2. This consent shall be submitted to the NJDEP in accordance with N.J.A.C. 7:15-3.4.

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

2. Notice to Adjoining Property Owners from Thomas J. Welchman, Esq., Attorney for applicant regarding *A Minor Subdivision and Minor Site Plan and any design waivers or variances that the Planning Board may require*. No action taken.
3. Memorandum dated June 5, 2013 from Judith Sullivan, Municipal Clerk, Township of Bedminster regarding *An Ordinance of the Township of Bedminster, County of Somerset, State of New Jersey to Amend and Supplement the Land Use Regulations of the Township of Bedminster, Specifically “Article 13 Entitled “The Land Development Ordinance of the Township of Bedminster” Establishing Solar Photovoltaic Energy Facilities and Structures*. No action taken.
4. Resolution dated June 5, 2013 from Ella Ruta, Municipal Clerk, Township of Union regarding *Opposing Jersey Central Power & Light Company Petition for a Rate Increase*. No action taken.

NEW BUSINESS

1. *An Ordinance Supplementing and Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining Various Checklists to be Submitted with Applications for Development*

Mrs. Fort stated that the Ordinance Review Sub-Committee worked on this amendment to update the checklists to comply with what is currently required and also consistent with one another.

The following ordinance was offered for introduction:

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING VARIOUS CHECKLISTS TO BE SUBMITTED WITH APPLICATIONS FOR DEVELOPMENT

ORDINANCE #14 -2013

BE IT ORDAINED by the Mayor and 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 of the Township of Readington (language underlined thus ___ represents new language; language in brackets [] signifies deletions):

SECTION 1. Section 148- Attachment 4, the Checklist for minor subdivision plats and minor site plans is hereby amended to state:

CHECKLIST

[Details Required For] Minor Subdivision Plats and Minor Site Plans

The documents, details and information contained herein are required for approval of a minor subdivision or site plan, unless specifically waived by the approving authority.

(Amended 3-5-2007 by Ord. No. 4-2007; 2-17-2009 by Ord. No. 04-2009)

Note: See Sec. 148-101 of the Readington Township Land Development Ordinance for further details of submission requirements and procedures.

1. _____ Application forms and checklists ([3] 20 completed copies).
2. _____ Application fees and escrow fees in accordance with Article X “Fees, Guaranties Inspections and Off-Tract Improvements”
3. _____ Plats or plans ([14] 20 folded copies) signed and sealed by a N.J.P.L.S. or N.J. P.E., as required , and folded with title block revealed.
4. _____ Architectural floor plans and elevations prepared by a New Jersey certified architect (Site plans only) (20 copies)
5. _____ Copies of any protective covenants, deed restrictions and easements. (20 copies)

Ordinance #14-2013 cont'd:

6. _____ Certification by the tax collector indicating [whether] that all taxes and assessments are paid to date.
7. _____ Identification of [any] all waivers sought (20 copies).
8. _____ If project is located within the boundary of the Readington Tewksbury TDD, certification shall be submitted acknowledging that the applicant is aware that the project is located within the TDD and their willingness to participate].
8. [9] _____ Scale of not less than 1" = 100'; one of four of the following standard sheet sizes (8 ½" x 13"; 15" x 21"; 24" x 36"; or 30" x 42").
9. [10] _____ Key map at less than 1" = 2000'.
10. [11] _____ Title block:
 - a. _____ Name of subdivision or development, Readington Township and Hunterdon County;
 - b. _____ Name, title, address and license number of the professional or professionals who prepared the plot or plan;
 - c. _____ Scale (written and graphic); and
 - d. _____ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
11. [12] _____ Name, title, address and telephone number of the applicant, owner or owners of record and the name, title and address of the professional staff for the application (i.e. attorney, planner, traffic engineer).
12. [13] _____ Acreage figures (both with and without areas within public right-of-way) and North arrow.
13. [14] _____ Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map.
14. [15] _____ Subdivision or development boundary line (heavy solid line).
15. [16] _____ The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as treed areas, and any historic features such as family burial grounds and buildings more than 50 years old, both within the tract and within 350 feet of its boundary.
16. [17] _____ The location and width of all existing and proposed utility easements.
17. [18] _____ Zoning districts affecting the tract, including district names and requirements, with proposed variance requests noted on the plat or plan.
18. [19] _____ Proposed buffer and landscaped areas (site plans only).
19. [20] _____ Delineation of floodplains, including both floodway and flood fringe areas, and lands with a topographic slope 15% or greater.
20. [21] _____ Wetlands and wetland transition areas, including a letter of interpretation or a letter of exemption from the Department on Environmental Protection [and Energy] (or proof of application) and copies of prepared wetlands report. The location of marshes, ponds and hydric soil lands within the tract and within 350 feet.
21. [22] _____ Contours as shown on the USGS topographic sheets.
22. [23] _____ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor.
23. [24] _____ Sight triangle easements, as applicable
24. [25] _____ Concerning minor subdivisions only, existing and proposed monuments
- [26] _____ For each lot not served by a sanitary sewer, approval by the Township Board of Health]
25. [27] _____ Road right-of-way dedication and improvement, as applicable.
26. [28] _____ Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.
27. [29] _____ Proposals for soil erosion and sedimentation control as required by the Readington Township Soil Erosion and Sedimentation Control Ordinance.
- [30] _____ Proof of County Board of Health approval].
28. [31] _____ Hunterdon County Planning Board application proof of filing.
29. [32] _____ Evidence of compliance with the Readington Township Recycling Ordinance and proof of arrangements for garbage collection where applicable.
30. [33] _____ Three copies of storm drainage calculations and plans as required by ordinance.
31. [34] _____ Certification of ownership or authorization to file application.
32. [35] _____ Certification by surveyor:

Ordinance #14-2013 cont'd:

I certify that, to the best of my knowledge and belief this (subdivision plat) (site plan) is based on a field survey made on (INSERT DATE) under my direct supervision, in accordance with rules and regulations promulgated by the State Board of Professional Engineers and Land Surveyors. The information shown hereon correctly represents the conditions found as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible.

(Affix Seal)

33.[36]__A preliminary grading plan showing existing and final contours for each lot.

34.[37]__Results and locations of soil profile pits, soil borings, soil suitability classes and permeability tests in accordance with the requirements of N.J.A.C. 7:9A-1.1 et seq., including a reserve area in accordance with Sec. 268-16B(20), certified by a licensed professional engineer, for each proposed lot and development site.

35. ___ The location of potable water wells within 350 feet of the tract boundary.

NOTE: The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however that no application shall be declared incomplete for lack of such additional information.

Signature and Title of person who prepared checklist

SECTION 2. Section 148- Attachment 4, the Checklist for Preliminary Major Subdivision Plats and Preliminary Major Site Plans is hereby amended to state:

CHECKLIST

[Details Required for] Preliminary Major Subdivision Plats and Preliminary Major Site Plans

The documents, details and information contained herein are required for approval of a preliminary major subdivision or site plan, unless specifically waived by the approving authority.

(Amended 3-5-2007 by Ord. No. 4-2007; 2-17-2009 by Ord. No. 04-2009)

Note: See Sec. 148-102 of the Readington Township Land Development Ordinance for further details of submission requirements and procedures.

1. ___ Application forms and checklists ([3] 20 completed copies).
2. ___ Application fees and escrow fees in accordance with Article XI "Fees, Guaranties, Inspections and Off-Tract Improvements".
3. ___ Plats or plans (20 folded copies) signed and sealed by a N.J. professional engineer and folded with title block revealed.
4. ___ Architectural floor plans and elevations (20 folded copies) prepared by an architect certified in New Jersey. (Site plans only)
5. ___ Protective covenants or deed restrictions ([3] 20 copies).
6. ___ Certification by the tax collector indicating [whether] that all taxes and assessments are paid to date.
7. ___ Identification of [any] all waiuers sought (20 copies).
8. ___ If project is located within the boundary of the Readington Tewksbury TDD, certification shall be submitted acknowledging that the applicant is aware that the project is located within the TDD and their willingness to participate].
- 8.[9]___ Environmental impact statement ([16]20 copies) in accordance with Sec. 148-102.
- 9.[10]___ Scale of not less than 1" = 100'; one of four of the following standard sheet sizes (8 1/2" x 13"; 15" x 21"; 24"x36"; or 30"x 42").
- 10.[11]___ Key map at less than 1" = 2000'.
- 11.[12]___ Title block:

Ordinance #14-2013 cont'd:

- a. ___ Name of subdivision or development, Readington Township and Hunterdon County;
 - b. ___ Name, title address and license number of the professional or professionals who prepared the plot or plan;
 - c. ___ Scale(written and graphic); and
 - d. ___ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
- 12.[13] ___ Name, title, address and telephone number of the applicant, owner or owners of record and the name, title and address of the professional staff for the application (i.e. attorney, planner, traffic engineer).
- 13.[14] ___ North arrow.
- 14.[15] ___ Certification of ownership or authorization to file application.
- 15.[16] ___ Acreage to the nearest hundredth of an acre and a computation of the area of the tract to be disturbed.
- 16.[17] ___ The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Code Enforcement Office.
- 17.[18] ___ Existing tax sheet number(s) and existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot numbers as provided by the Township Tax Assessor upon written request.
- 18.[19] ___ Tract boundary line (heavy solid line).
- 19.[20] ___ Zoning districts affecting the tract, including district names and requirements, and a comparison to the application.
- 20.[21] ___ The locations and dimensions of existing and proposed bridges and the location of natural features, such as wooded areas, water bodies (streams, lakes, ponds, rivers) and any extensive rock formations, both within the tract and within 350 feet of its boundaries.
- 21.[22] ___ The location and species associations of all existing individual trees or groups of trees having a caliper of [eight] six inches or more measured four feet above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development.
- 22.[23] ___ A plan [prepared by a certified landscape architect] showing the proposed location of all proposed plantings shall be indicated and a legend provided listing the botanical and common names, the sizes at the time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.
- 23.[24] ___ Delineation of flood plains, including both floodway and flood fringe areas, and hydric soil lands; within the tract and within 350 feet thereof.
- 24.[25] ___ Wetland and wetland transition areas, including a letter of interpretation or a letter of exemption from the Department of Environmental Protection [and Energy] and copies of prepared wetlands reports.
- 25.[26] ___ Location of wells on site and within [200]350 feet of the site and the status of wells on site and testing in accordance with Article VII “Subdivision and Site Plan Standards”.
- 26.[27] ___ Existing and proposed watercourses (including lakes and ponds) with required information:
- a. ___ When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running, stream, a report on the status of review by the New Jersey Department of Environmental Protection Division of Land Use Regulation or equivalent successor at the time application is made [Water Policy and Supply and a review report from the Department of Environmental Protection] shall accompany the application submission;
 - b. ___ Cross-sections of watercourses and/or drainage swales at an appropriate scale showing the extent of floodplain, top of bank, normal water levels and bottom elevations at the locations specified in the Ordinance;
 - c. ___ The total acreage of the drainage basin of any watercourse running through or adjacent to the tract;
 - d. ___ The location and extent of drainage and conservation easements and stream encroachment lines;
- d. The location, extent and water level elevation of all existing or proposed lakes or ponds within the tract and within 350 feet of the tract.

Ordinance #14-2013 cont'd:

- 27.[28]__ Topography within [200] 350 feet of the site based on NAD 88 with two-foot contour intervals and reference to monuments and identification of benchmarks established on or near the site and as required elsewhere in this chapter.
- 28.[29]__ Proposals for soil erosion and sediment control as required by the Readington Township Soil Erosion and Sediment Control Ordinance.
- 29.[30]__ Locations of all existing structures as required by Ordinance.
- 30.[31]__ Size, height and location of all proposed buildings, structures, signs and lighting facilities.
- 31.[32]__ All dimensions necessary to confirm conformity to the Ordinance requirements.
- 32.[33]__ The proposed location, direction of illumination, power and type of proposed outdoor lighting including details, luminaires and hours of operation.
- 33.[34]__ The proposed screening, buffering and landscaping plan with the information required by Ordinance.
- 34.[35]__ The location and design of any off -street parking area, showing size and location of bays, aisles and barriers.
- 35.[36]__ All means of vehicular access or egress to and from the site onto public streets, with the information required by Ordinance.
- 36.[37]__ Plans and computations for any storm drainage systems as required by Ordinance.
- 37.[38]__ The location of existing utility structures on the tract and within [200]350 feet of its boundaries.
- 38.[39]__ Plans of proposed improvements and utility layouts as required by Ordinance.
- 39.[40]__ In developments served by public water, certification that hydrants and fire flows are adequate. In developments not served by water, certification of the minimum size of water storage tank required for firefighting purposes.
- 40.[41]__ Plans, cross sections at fifty-foot intervals for new and existing roads and construction details, horizontal and vertical alignment of the center line of all proposed streets and of existing streets abutting the tract as required by Ordinance.
- 41.[42]__ Sight triangles, the radius of curblines and street sign locations.
- 42.[43]__ Location, area (acres and square feet) [width], use(s), ownership and manner of control of all easements, rights-of-way, open space, conservation areas.
- 43.[44]__ Proposed permanent monuments.
- 44.[45]__ Proof of compliance with the Readington Township Recycling Ordinance and proof of arrangements for garbage collection, if applicable.
- 45.[46]__ In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.
- 46.[47]__ For site plan applications, an estimate of construction costs for all on site improvements exclusive of buildings.
- [48.____ The Board reserves the right to require additional information before granting preliminary approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however that no application shall be declared incomplete for lack of such additional information].
- 47.[49]__ Variance application, if required.
- 48.[50]__ [Township and County Board of Health approval or p]Proof of sewer capacity .if applicable.
- 49.[51]__ Hunterdon County Planning Board application or proof of filing with the County.
- 50.[52]__ Certification by surveyor.
- I certify that, to the best of my knowledge and belief this (subdivision plat) (site plan) is based on a field survey made on (INSERT DATE) under my direct supervision, in accordance with rules and regulations promulgated by the State Board of Professional Engineers and Land Surveyors. The information shown hereon correctly represents the conditions found as of the date of the field survey, except such improvements or easements, if any, below the surface and not visible (Affix Seal).
-
- 51.[53]__ A preliminary grading plan showing existing and final contours for each lot.

Ordinance #14-2013 cont'd:

- 52.[54]___ Results and locations of soil profile pits, soil bearings, soil suitability classes, and permeability tests in accordance with the requirements of N.J.A.C. 7:9A-1.1 et seq., including a reserve area in accordance with Sec. 268-16B(20), certified by a licensed professional engineer, for each proposed lot and development of site.
- 53.[55]___ Applicable “Standard Construction Specifications for Development Projects” included in Article VII “Subdivisions and Site Plan Design Standards” of this chapter.

NOTE: The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however that no application shall be declared incomplete for lack of such additional information.

Signature and Title of person who prepared checklist

SECTION 3. Section 148- Attachment 4, the Checklist for Final Major Subdivision Plats and Final Major Site Plans is hereby amended to state:

CHECKLIST

[Details Required for] Final and Amended Major Subdivision Plats
and Final and Amended Major Site Plans

The documents, details and information contained herein are required for approval of a final major subdivision or site plan, unless specifically waived by the approving authority.

(Amended 3-5-2007 by Ord. No. 4-2007)

Note: See Sec. 148-103 of the Readington Township Land Development Ordinance for further details of submission requirements and procedures.

1. ___ Application forms and checklists ([3] 20 completed copies).
2. ___ Application fees and escrow fees in accordance with Article XI “Fees, Guaranties, Inspections and Off-Tract Improvements”.
3. ___ Plats or plans ([13]20 folded copies) signed and sealed by a N.J.P.L.S. or N.J.P.E., as required, and folded with title block revealed.
4. ___ Architectural floor plans and elevations ([13]20 folded copies) prepared by an architect certified in New Jersey. (Site plans only)
5. ___ Scale of not less than 1" = 100'; one of four of the following standard sheet sizes (8 1/2"x 13"; 15"x21"; 24" x 36"; or 30"x42").
6. ___ All details stipulated in Sec. 148-103B of the Ordinance.
7. ___ All additional details required at the time of preliminary approval.
8. ___ For final subdivision plats, plat details and certifications required by the Map Filing Law.
9. ___ A section or staging plan, if proposed.
10. ___ Detailed architectural and engineering data as required by Ordinance.
11. ___ Certification from the Township Tax Collector [indicating whether] that all taxes are paid up to date.
12. ___ Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the tract as required by Ordinance.
13. ___ Certification of ownership or authorization to file application.
14. ___ Certification in writing from the applicant to the Board that the applicant has:
 - a. ___ Installed all improvements in accordance with the requirements of the Ordinance; and/or
 - b. ___ Posted a performance guarantee in accordance with Article XI “Fees, Guaranties, Inspections and Off-Tract Improvements” of the Ordinance.
 - c. ___ Letter from applicant’s engineer regarding conformance with preliminary plat.

Ordinance #14-2013 cont'd:

15. ___ A statement from the Township Engineer that all improvements installed prior to application have been inspected as provided in Article XI "Fees, Guaranties, Inspections and Off-Tract Improvements" of the [this] Ordinance [chapter], and that such improvements installed prior to application for final approval that do not meet or exceed Township standards shall be factored into the required performance guaranty.

NOTE: The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order to the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however, that no application shall be declared incomplete for lack of such additional information.

Signature and Title of person who prepared checklist.

SECTION 4. Section 148- Attachment 4 the Checklist for Variance or Conditional Use Applications Related to Single Family Homes is hereby amended to state:

CHECKLIST

[Details Required for] Variance or Conditional Use Applications Related to Single-Family Homes
The documents, details and information contained herein are required for approval of a variance or conditional use related to a single-family home, unless specifically waived by the approving authority.

Note: See Sec. 148-100 of the Readington Township Land Development Ordinance for further details of submission requirements and procedures.

1. ___ Application forms and checklist ([12]20 completed copies).
2. ___ Application fees and escrow fees in accordance with Article XI "Fees, Guaranties, Inspections and Off-Tract Improvements".
3. ___ Plats or plans ([14]20 copies) clearly and legibly drawn accurately showing conditions.
4. ___ Scale of not less than 1" = 100'.
5. ___ Copies of any [protective]covenants, [deed] restrictions and easements related to the deed or property. (20 copies).
6. ___ Certification by the tax collector [whether]that all taxes are paid to date.
7. ___ Identification of [any] all waivers sought. (20 copies).
8. ___ Certification of ownership or authorization to file application.

NOTE: The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the property and/or when the application for development poses special problems for the property and the surrounding area. Such information may include, but not be limited to, drainage calculations and traffic analyses, provided however, that no application shall be declared incomplete for lack of such additional information.

Signature and Title of person who prepared checklist

SECTION 5. Section 148- Attachment 4, the Checklist for Variance or Conditional Use Applications That Are Not Related to Single Family Homes is hereby amended to state:

CHECKLIST

[Details Required for] Variance or Conditional Use Applications That Are Not Related to Single-Family Homes

The documents, details and information contained herein are required for approval of a variance or conditional use not related to a single-family home, unless specifically waived by the approving authority.

Ordinance #14-2013 cont'd:

(Amended 2-17-2009 by Ord. No. 04-2009)

Note: See Sec. 148-100 of the Readington Township Land Development Ordinance for further details of submission requirements and procedures.

1. ____ Application forms and checklists ([12] 20 completed copies).
2. ____ Application fees and escrow fees in accordance with Article XI "Fees, Guaranties, Inspections and Off-Tract Improvements".
3. ____ Plats or plans ([14]20 foldedcopies) clearly and legibly drawn accurately showing conditions.
4. ____ Scale of not less than 1"=100.
5. ____ Copies of any [protection]covenants, [deed] restrictions and easements related to the deed or property (20 copies).
6. ____ Certification by the tax collector [whether] that all taxes are paid to date.
7. ____ Identification of [any] all waivers sought.
8. ____ Key map at less than 1" = 2,000'.
9. ____ Title block.
 - a. ____ Name of application, Readington Township and Hunterdon County;
 - b. ____ Name, title, address of person who prepared the plot or plan;
 - c. ____ Scale (written and graphic); and
 - d. ____ Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet.
10. ____ Name, title, address and telephone number of the applicant, owner or owners of record and the name, title and address of the professional staff for the application (ie. attorney, planner, traffic engineer).
11. ____ Acreage figures (both with and without areas within public right-of-way).
12. ____ North arrow.
13. ____ Existing block and lot number(s) of the lot(s) of the parcel as they appear on the Township Tax Map.
14. ____ The location of existing property lines (with bearings and distances), streets, structures (with their numerical dimensions), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, existing and proposed wells (including the depth, capacity and quality of on-site wells), any natural features, such as treed areas, and any historic features, such as family burial grounds and buildings more than 50 years old, both within the tract and within 350 feet of its boundary.
15. ____ The location and width of all existing and proposed utility easements.
16. ____ Zoning districts affecting the tract, including district names and requirements, with proposed variance requests noted on the plat or plan.
17. ____ Proposed or existing buffer and landscaped areas.
18. ____ Delineation of floodplains, including both floodway and flood fringe areas, and lands with a topographic slope of 15% or greater.
19. ____ Wetland and wetland transition areas on the subject property, including proof of application for a letter of interpretation or letter of exemption from the Department of Environmental Protection [and Energy] and copies of a prepared wetlands report.
20. ____ Contours as shown on the U.S.G.S. topographic sheets.
 - [21. ____ Marshes, ponds and hydric soil lands within the tract and within 350 feet thereof].
- 21.[22] ____ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Code Enforcement Officer.
- 22.[23] ____ Certificate from the Township Tax Collector [whether] that all taxes and assessments are paid to date.
- 23.[24] ____ Sight triangle easements, as applicable.
- 24.[25] ____ Deed descriptions, including metes and bounds, easements, covenants, restrictions and roadway and sight triangle dedications.

Ordinance #14-2013 cont'd:

[26. The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations, environmental impact statement and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information].

25.[27] Evidence of compliance with the Readington Township Recycling Ordinance and proof of arrangements for garbage collection where applicable.

26.[28] Certification of ownership or authorization to file application.

NOTE. The Board reserves the right to require additional information before granting approval when, in its judgment, such additional information is required in order for the Board to make an informed decision and/or unique circumstances affect the tract and/or when the application for development poses special problems for the tract and the surrounding area. Such information may include, but not be limited to, drainage calculations, environmental impact statement and traffic analyses; provided, however, that no application shall be declared incomplete for lack of such additional information.

Signature and Title of person who prepared checklist

SECTION 6. Section 148, Attachment 4, the Checklist for Environmental Impact Statement (EIS) is hereby amended to state:

CHECKLIST FOR ENVIRONMENTAL IMPACT STATEMENT (EIS)

Required pursuant to Sec. 148-102C(1)(e) of the Land Development Ordinance

The documents, details and information contained herein are required for approval of an application for development for which an Environmental Impact Statement (EIS) is required, unless specifically waived by the approving authority.

(Amended 7-16-2001 by Ord. No. 13-2001)

1. This checklist shall be completed, and twenty (20) copies submitted, for any application that is required to submit an environmental impact statement (EIS). An EIS that is found to be incomplete may result in a finding that the application for which it has been prepared is incomplete.
2. Although some checklist items may be provided elsewhere within the application, all pertinent information required by the EIS shall be included within the EIS document.
3. Applicant should indicate **X** under status column if information is provided.
4. Applicant should indicate **W** under status column if a waiver is requested.
5. Applicant should indicate **N/A** under status column if a requirement is not applicable.
6. If N/A or W is indicated, a written explanation should be included with the checklist. Failure to provide rationale will result in the EIS being deemed incomplete pursuant to Checklist item 53.

Ordinance #14-2013 cont'd:

No.	Description of Required Information	Status	Reviewer Remarks
Project Description			
Applicant's Name & Address			
Type of Application			
Site Location:			
1	Name and qualifications of person(s) who prepared EIS.		
2	Description of proposed development, including purpose, scope and public benefits.		
3	Address and describe the consistency of the proposal with Readington Township Master Plan, Readington Township Natural Resources Inventory, Hunterdon County Master Plan, Master Plan of Adjacent Municipalities, Regional and State Planning Documents.		
Existing Conditions			
4	Inventory and description of soil types on site.		
5	Mapping of all areas with soil types having moderate and severe limitations.		
6	Description of the topography and the geologic formations and features associated with the site, including depth to bedrock conditions.		
7	Mapping of areas where bedrock may be with 2 feet of the surface as well as major rock outcroppings.		
8	Description of existing vegetation on site.		
9	Mapping of major vegetative groupings, including woodlands, open fields, wetlands, and trees [8] <u>6 inches</u> in diameter and larger measured at 4 feet above ground.		
10	Mapping of flora & fauna habitats on, and within [200] <u>350 feet</u> of, the subject property; an inventory of on-site flora & fauna; identification of threatened and endangered species and their habitats, sighted on the subject property and within Hunterdon County.		
11	The locations of natural features such as wooded areas and any extensive rock formations, both within the tract and within [200] <u>350 feet</u> of its boundaries.		
12	Description of the surface/subsurface water conditions on the site in terms of depth to groundwater and water supply capabilities[.] <u>both on tract and within 350 feet of its boundaries.</u>		
13	Mapping and classification of wetland areas <u>on the subject property</u> , including any transition areas, and copies of reports or correspondence to the NJDEP.		

14	Mapping of critical areas (steep slopes, stream corridors, wetlands) <u>within 350 feet of the site.</u> [as required within §148-50 of the Land Development Ordinance.]		
15	Mapping and description of streams on-site and within [200] <u>350</u> feet including steep banks, springs, and streamside vegetation located on property.		
16	Mapping of 100-year floodplain.		
17	Identification of the location, depth, capacity and water quality of all existing wells on the site. Location of all [wells within 500 feet of the site] <u>properties within 350 feet of the site that are served by potable water wells.</u>		
18	Identification of any existing sources of groundwater pollution on-site and within [200] <u>350</u> feet of the subject property.		
19	Description and mapping of distinctive scenic features and portions of site located within a historic district.		
20	Description of existing cultural features on site, i.e. , roads, driveway accesses, housing units, accessory structures, utility lines, etc.		
21	Description of the existing land uses of the site and the region that will be significantly affected by the proposed project.		
22	Analysis of existing noise levels, on-site and in surrounding area, relative to NJDEP standards.		
23	Determination of present traffic volume and capacity of road(s) serving project and nearest major intersection(s).		
Assessment of Impacts			
24	Estimate of the expected quantity and type of wastewater generated from the proposed project.		
25	On-site disposal: a. Description of the relationship between the on-site disposal system and topography, soils, wetlands, underlying geology, water table, aquifer recharge areas, and all wells within [500] <u>350</u> feet of the disposal areas. b. Results of soil profile pits and permeability tests.		
26	Public/private sewer disposal facility: (<u>clearly indicate ultimate intended owner</u>) a. Identification of facility, owner’s name, location of plant and location of collection point to which proposed project would be connected. b. Documentation from the facility indicating that the expected flows from the proposed project can be accepted and adequately treated.		
27	On-site water: a. Description of the water demand for proposed development.		

	<ul style="list-style-type: none"> b. Documentation of aquifer yield to support water demand. c. Provide an assessment of the development's impact on existing wells and surface water within the geologic formation. d. NJDEP certification of adequacy for proposed water supply and sewerage facilities for plans including 50 or more dwelling units. 		
28	<p>Public/private water supply facility: <u>(clearly indicate ultimate intended owner)</u></p> <ul style="list-style-type: none"> a. Identification of facility, owner's name, location of plant and location of distribution point to which proposed project would be connected. b. Documentation from the facility indicating that the plant has sufficient capacity for proposed project. 		
29	Description of surface drainage and stormwater management plan.		
30	Copies of resource information provided to NJDEP in support of applications for any stream encroachment permits.		
31	Estimate of volume and types of solid waste expected to be generated by proposed project during construction and operation.		
32	Identification of location(s), types(s), and owner(s) of facility(ies) to receive solid waste.		
33	Description of plans for collection, storage, transportation and disposal of solid waste.		
34	Description of the manner in which the proposal complies with state-wide Mandatory Source Separation and Recycling Act.		
35	Description of sources, locations, quantities and nature of materials to be emitted from furnaces or other devices in which combustible materials will be burned.		
36	Description of any other sources of air pollutants expected to be present on the site during or after construction.		
37	Copies of all resource data submitted with applications for any required state or federal emission permits.		
38	Statement of anticipated effects of noise and vibration levels, including magnitude and characteristics related to on-side activities and proposed methods(s) of control.		
39	Documentation by nonresidential applicants of noise produced by the proposed business operation relative to the NJDEP noise regulations.		
40	Calculation of traffic generated by the proposed development.		
41	Analysis of factors affecting finances of the township, including taxes, jobs, school <u>enrollment</u> [age children] and municipal services.		

42	Description of the proposed project's impact on the natural or cultural character of the area.		
43	Description of the proposed project's anticipated effects[affects] on light, including the magnitude and characteristics of lighting and proposed methods of spill control.		
44	Analysis of the proposed project's impact on critical areas, including stream corridors, wetlands, steep slopes, wildlife habitat, highly erodible soils, areas of high water table, mature stands of native vegetation, aquifer recharge and discharge areas and any other environmentally sensitive feature not addressed elsewhere in the EIS.		
45	Listing of all environmentally protective measures which will be utilized should the proposed project be implemented.		
46	Listing of potential adverse environmental impacts, which cannot be avoided, should the proposed project be implemented. Include differentiation between short-term impacts and irreversible impacts.		
47	Listing and descriptions of measures to be implemented to mitigate unavoidable adverse impacts.		
48	Summary of environmental impact assessment for the proposed project that evaluates adverse and positive environmental effects and public benefits, if any, expected to arise from the proposed project.		
49	Listing of any permits required for project from federal, state, local or other governmental agencies.		
50	Listing of all written sources of information consulted in preparation of EIS.		
51	Listing of all agencies and individuals from which pertinent information was obtained orally or by letter.		
52	Log indicating the dates, times, weather conditions, and specific site locations of the on-site inspections required by this section.		
53	For all items that the applicant has requested a waiver or that applicant believes to be not applicable, a written explanation (attach additional pages as necessary). <i>Failure to provide this information will result in the application being deemed incomplete.</i>		

Qualifications of experts preparing reports and testifying with respect to the environmental impact statement will be subject to careful scrutiny during the process of application review. It is recommended that applicants engage experts whose credentials will carry sufficient weight with the Environmental Commission and the approving authority

SECTION 7. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 8. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

Ordinance #14-2013 cont'd:

SECTION 9. 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 10. 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. Fort to introduce this ordinance, seconded by Mr. Gatti and on Roll Call vote the following was recorded:

Mr. Auriemma - Aye
Mrs. Fort - Aye
Mr. Gatti - Aye
Mayor Allen - Aye

The Public Hearing was scheduled for July 15, 2013 at 7:45 p.m.

2. ***An Ordinance Amending the Fee Provisions of Chapter 123 of the Code of the Township of Readington Entitled "Fire Prevention"***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING THE FEE PROVISIONS OF CHAPTER 123 OF THE CODE OF THE TOWNSHIP OF READINGTON ENTITLED "FIRE PREVENTION"

ORDINANCE #15-2013

WHEREAS, the Bureau of Fire Prevention, which was established within the Township of Readington pursuant to Article I, Chapter 123 of the Code of Readington, is charged with making fire safety inspections under the New Jersey Uniform Fire Safety Act and the New Jersey Uniform Fire Code regulations; and

WHEREAS, the Township desires to set its fees for various inspections and services so that they are consistent with the charges promulgated by the New Jersey Uniform Fire Code regulations, which fees are adjusted periodically.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Chapter 123 of the Code of the Township of Readington, entitled "Fire Prevention" is hereby amended as follows (Additions or revisions are underlined thus _____ and deletions are marked thus []):

Section 1. The following revisions/additions are made to **Article I - Section 123-9 "Inspections for non-life hazard uses:**

A. The inspection schedule for non-life hazard uses shall be on an annual basis.

B. In addition to the registrations required by the Uniform Fire Code, the following none-life hazard uses shall register with the Bureau of Fire Prevention. These uses shall be inspected once per year and pay an annual fee. The fee schedule is as follows:

A	Assembly	Fee	
	A-1 Eating Establishment under 50 occupancy	<u>\$65.00</u>	[\$ 50.00]
	A-2 Take out food service (no seating)	<u>\$45.00</u>	[\$ 35.00]
	A-3 Church or Synagogue	<u>\$65.00</u>	[\$ 50.00]
	A-4 Recreation centers, multipurpose rooms, etc. fewer than 100	<u>\$100.00</u>	[\$ 75.00]
	A-5 Court rooms, libraries, fraternal organizations	<u>\$100.00</u>	[\$ 75.00]
	A-6 Senior citizen centers fewer than 200	<u>\$130.00</u>	[\$100.00]

Ordinance #15-2013 cont'd:

B Business/Professional

B-1 Professional use one- and two-story less than 5,000 square feet per floor	<u>\$ 65.00</u>	[\$ 50.00]
B-2 One-and two-story more than 5,000 square feet, Less than 10,000 square feet per floor	<u>\$100.00</u>	[\$ 75.00]
B-3 One-and two story more than 10,000 square feet per floor	<u>\$ 130.00</u>	[\$100.00]
B-4 Three-to five -story less than 5,000 square feet per floor	<u>\$195.00</u>	[\$150.00]
B-5 Three-to five-story more than 5,000 square feet less than 10,000 square feet per floor	<u>\$260.00</u>	[\$200.00]
B-6 Three -to five-story over 10,000 square feet per floor	<u>\$325.00</u>	[250.00]

C Retail (mercantile)

M-1 One-and two-story less than 5,000 square feet per floor	<u>\$100.00</u>	[\$ 75.00]
M-2 One-and two-story more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$230.00</u>	[\$175.00]
M-3 One-and two-story more than 10,000 square feet per floor.	<u>\$260.00</u>	[\$200.00]
M-4 Three-to five-story less than 5,000 square feet per floor	<u>\$325.00</u>	[\$250.00]
M-5 Three-to five-story more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$360.00</u>	[\$275.00]
M-6 Three-to five-story over 10,000 square feet	<u>\$390.00</u>	[\$300.00]

Note: M with the exception of hardware store over 3,000 square feet and retail store over 12,000 square feet are life-hazard uses.

D Manufacturing (factory)

F-1 One-and two-story less than 5,000 square feet per floor	<u>\$130.00</u>	[\$100.00]
F-2 One-and two- story more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$165.00</u>	[\$125.00]
F-3 One-and two-story, more than 10,000 square feet, per floor	<u>\$230.00</u>	[\$175.00]
F-4 Three to five-story less than 5,000 square feet per floor	<u>\$260.00</u>	[\$200.00]
F-5 Three to five-story more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$325.00</u>	[\$250.00]
F-6 Three to five-story over 10,000 square feet	<u>\$390.00</u>	[\$300.00]

Note: F exception life hazard uses.

E Storage S-1 (moderate hazard S-1, low hazard S-2)

S-1 One-and two-story less than 5,000 square feet per floor	<u>\$100.00</u>	[\$ 75.00]
S-2 One-and two-story more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$165.00</u>	[\$125.00]
S-3 One-and two- story more than 10,000 square feet per floor	<u>\$230.00</u>	[\$175.00]
S-4 Three to five-story, less than 5,000 square feet per floor	<u>\$260.00</u>	[\$200.00]
S-5 Three to five-story, more than 5,000 square feet, less than 10,000 square feet per floor	<u>\$325.00</u>	[\$250.00]
S-6 Three to five-story over 10,000 square feet	<u>\$390.00</u>	[\$300.00]

Note: S exception life hazard uses.

Ordinance #15-2013 cont'd:

F Residential (R-1 & R-2) (LEA listed with multifamily BHI)

Fee is for each building

R-1 1 to 6 units	<u>\$ 65.00</u>	[\$ 50.00]
R-2 7 to 12 units	<u>\$100.00</u>	[\$ 75.00]
R-3 13 to 20 units	<u>\$165.00</u>	[\$125.00]
R-4 21 to 50 units	<u>\$195.00</u>	[\$150.00]
R-5 For each additional unit	<u>\$ 6.50</u>	[\$ 5.00]

G. Common areas (each building)

R-1 One-and two-story less than 5,000 square feet per floor	<u>\$100.00</u>	[\$ 75.00]
R-2 One-and two-story more than 5,000 square feet less than 10,000 square feet per floor	<u>\$130.00</u>	[\$100.00]
R-3 One-and two-story more than 10,000 square feet per floor	<u>\$165.00</u>	[\$125.00]
R-4 Three to five-story less than 5,000 square feet per floor	<u>\$195.00</u>	[\$150.00]
R-5 Three to five-story more than 5,000 square feet less than 10,000 square feet per floor	<u>\$260.00</u>	[\$200.00]
R-6 Three to five story over 10,000 square feet	<u>\$325.00</u>	[\$250.00]

Note: Common areas (LEA not listed with BHI) (each building)

(B) R-A uses shall be inspected and charged a fee only upon sale or change of tenant.

(C) Uses not classified above that are not subject to the Uniform Fire Code will be classified as business uses.

(D) Uses required to register with the State of New Jersey as life hazard uses shall not be required to register under this section.

(E) In the discretion of the fire official, vacant buildings will be charged and inspected according to the previous use of the building.

(F) All residential uses except R-A uses shall be inspected in the common areas only.

Section 2. The following revisions/additions are made to **Section 123-9 .1 Permits, smoke detector compliance inspections & Certificate of Fire Code Status:**

A The application fees for the permits listed in N.J.A.C. 5:70-2.7(b) shall be provided by state regulation and are currently as follows:

Type	Fee
1	<u>\$ 55.00</u> [\$ 35.00(Ord.)/\$42.00 (State)]
2	<u>\$200.00</u> [\$138.00 (Ord.)/\$166 (State)]
3	<u>\$400.00</u> [\$276.00(Ord.)/\$331(State)]
<u>4</u> [2]	<u>\$600.00</u> [\$414.00(Ord.)/\$497.00(State)]

B. Smoke detector compliance inspection shall be: \$50.00 [\$ 35.00 (Ord.)]
 If requested within two weeks: \$100.00 [\$ 70.00 (State)]
 If requested within one week: \$150.00 [\$125.00 (State)]

C. The cost for the issuance of a certificate of fire code status shall be \$50.00 [\$35.00 (Ord)].

Section 3. This ordinance supersedes any ordinances, sections or portion(s) of Chapter 123 of the Readington Township Code or any other Township ordinance inconsistent herewith.

Ordinance #15-2013 cont'd:

Section 4. This ordinance shall become effective immediately upon publication according to law.

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

Mr. Auriemma	- Aye
Mrs. Fort	- Aye
Mr. Gatti	- Aye
Mayor Allen	- Aye

The Public Hearing was scheduled for July 1, 2013 at 7:45 p.m.

3. ***Request for Replacement Apparatus for Township Volunteer Emergency Services*** – emailed dated June 11, 2013 from John Rathborne, Chief of Chiefs

John Rathborne, Chief of Chiefs, stated that in years past there has been an annual rotation of purchasing apparatus for the Emergency Services Agencies to keep the vehicles in working order and the equipment up-to-date. Mr. Rathborne further stated that there has been no purchase of a fire truck since 2008. Mr. Rathborne continued that on behalf of the agencies, he was requesting support and commitment from the Committee when preparing next year's budget to allow for replacement apparatus.

Jeff Herzog, Chief of Whitehouse Rescue Squad, also requested that the Committee consider their needs of emergency services for next year; citing the necessity to delay many of their projects for this year due to cuts in funding. Mr. Herzog added that when the Rescue Squad took over the Township in 2011 as the primary emergency service squad, saving the Township money by not having to donate to other squads, they took on the work load for no additional compensation.

Mayor Allen stated she was appreciative of the timing of the requests for next year since this will give the Committee the opportunity to plan ahead to provide for all the obligations within the budget constraints we have.

4. ***Request to Close Stanton-Station Road to Upgrade Norfolk Southern Crossing*** - letter dated June 11, 2013 from Bonnie Dougherty, Traffic & Safety Signs, Inc.

Administrator Mekovetz stated that she consulted with the Chief of Police and the Director of Public Works regarding this matter and there was some concern about a bridge that is also being worked on Stanton-Station Road. Mrs. Fort expressed concern about the vagueness of the start date of the project. The Committee discussed approving the request to close the road to traffic with the condition that the work not be done at the same time as the bridge repair, preventing potentially blocking off both ends of the road.

A MOTION was made by Mrs. Fort to approve the upgrade work with the condition that the work is not done at the same time as the bridge repair, allowing egress to the affected properties and provide specific notification as to when the work will begin, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

* 5. ***Resolution for Conducting Annual Budget Examination***

This matter was addressed under the Consent Agenda.

* 6. ***Resolution Authorizing Alcoholic Beverage License Renewals for 2013-14***

This matter was addressed under the Consent Agenda.

* 7. ***Sustainable Land Use Pledge Resolution***

This matter was addressed under the Consent Agenda.

* 8. ***Blue Light Permit*** - Martin Hirschhorn

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported that the Township met the deadline for the Sustainable Re-certification Application and thanked Stephen Foster for his assistance.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

Julia Allen

Mrs. Allen reported that the Sewer Advisory Committee met last week and will be providing a recommendation regarding the transfer of sewer allocation from Fallon Properties to Toll Bros. at the next Township Committee meeting.

Mrs. Allen reported that the June 24th Planning Board meeting has been cancelled. Mrs. Allen also reported that they have been attending monthly Farmland and Open Space Preservation meetings to work on the reimbursement.

Tom Auriemma

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

Betty Ann Fort

Mrs. Fort reported that the well at Bouman Stickney has been repaired and brought up to code.

Mrs. Fort requested authorization from the Committee to have the Director of Public Works prepare a cost analysis assessment to repair the most egregious parts of the sidewalk in the Barkelow, Honeyman, Montfort areas, possibly patching with macadam or other alternatives. Mrs. Fort continued that once the repairs are completed she would also like to see a sidewalk ordinance introduced.

Mrs. Fort further reported that there is a dead tree on Main Street which needs to be removed.

Frank Gatti

Mr. Gatti reported on Wednesday he will be attending a meeting with Emergency Services and Police with representatives from the Festival of Ballooning.

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 9:00 p.m. to adjourn the meeting, seconded by Mr. Gatti with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk