



TOWNSHIP OF READINGTON
TOWNSHIP COMMITTEE
MEETING AGENDA
MARCH 16, 2026
509 ROUTE 523 WHITEHOUSE STATION, NJ 08889
EXECUTIVE SESSION: 5:00 P.M.
PUBLIC MEETING: 6:30 P.M.

A. NOTICE OF MEETING

Mayor Huelsebusch calls the meeting to order at 5:00 p.m. announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised. The Township Committee aims to begin the public portion of its meeting at 6:30 p.m.; however, there are times when the Executive Session may run longer than anticipated. We ask for the public's patience as the Committee completes its work prior to the public meetings.

B. EXECUTIVE SESSION

1. Executive Session Resolution
2. Personnel/Personnel
3. Personnel/OEM
4. Personnel/DPW
5. Attorney-Client Privilege/Executive Session Minutes/March 2, 2026
6. Contract Negotiations/Block 1 Lot 1 and Block 3 Lot 1
7. Contract Negotiations/ Block 38 Lot 25
8. Contract Negotiations/Block 46 Lot 5.07 – LOI
9. Contract Negotiations/LJS Consulting, LLC
10. Contract Negotiations/Hawk Strategies
11. Potential Litigation/Affordable Housing

C. SALUTE TO THE FLAG

D. REPORT ON EXECUTIVE SESSION

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

(Note: The Township Committee will hear public comments on the ordinance(s) listed under Section H during the Public Hearing portion)

F. PAYMENT OF BILLS

G. CONSENT AGENDA

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 – March 2, 2026
- 2.*Tax Lien Redemption – Block 87 Lot 14
- 3.*Tax Lien Redemption – Block 95 Lot 12.375
- 4.*NJ State Firefighter’s Association Application – Matteo Tonelli
- 5.*NJ State Firefighter’s Association Application – Cameron Smekal

H. PUBLIC HEARINGS**

**** *The public hearings for the below listed ordinances will not occur this evening. The ordinances will be tabled.***

1. An Ordinance of the Township of Readington Adopting the MFAH-4 Multifamily Affordable Housing-4 District Providing for a Residential Development on Block 20, Lot 1, Permitting a Total of 500 Dwelling Units in Accordance with the Township’s Affordable Housing Obligations under the Fair Housing Act N.J.S.A. 52:27D-301, et seq.
Ordinance #03-2026
2. An Ordinance of the Township of Readington Adopting the MFAH-5 Multifamily Affordable Housing-5 District Providing for a Residential Development on Block 67, Lot 2, Permitting a Total of 350 Dwelling Units in Accordance with the Township’s Affordable Housing Obligations under the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.
Ordinance #04-2026
3. An Ordinance of the Township of Readington Adopting the MFAHO-1 Multifamily Affordable Housing Overlay-1 District Providing for a Residential Development on Block 9, Lots 19, 20, and 21, Permitting a Total of 125 Dwelling Units in Accordance with the Township’s Affordable Housing Obligations under the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.
Ordinance #05-2026
4. An Ordinance of the Township of Readington Adopting the MUAH-1 Mixed-Use Affordable Housing-1 District Providing for a Mixed Use Development on Block 4, Lots 67 and 68, Permitting a Total of 72 Dwelling Units and an Optional Commercial Component in Accordance with the Township’s Affordable Housing Obligations under the Fair Housing Act, N.J.S.A. 52:27D-301, et seq.
Ordinance #06-2026
5. An Ordinance Repealing And Replacing Chapter 137, “Housing, Affordable”, Article III, “Municipal Housing Liaison”, §137-14, §137-15, §137-16, And §137-17 of The Code of The Township Of Readington; Amending Chapter 148, Article II, “Definition of Terms”

§148-9 “Definitions” of The Township of Readington’s Land Development Ordinance; Repealing Article XI, "Fees, Guaranties, Inspections and Off-Tract Improvements", §148-111, “COAH Development Fees”, of The Township of Readington’s Land Development Ordinance; and Repealing and Replacing Article XIII, “Affordable Housing”, §148-117.1 Thru §148-117.18 And §148-118 of The Township of Readington’s Land Development Ordinance, To Address The Requirements of The Fair Housing Act And The Uniform Housing Affordability Controls (“UHAC”) Regarding Compliance With The Township’s Affordable Housing Obligations

Ordinance #07-2026

6. An Ordinance of the Township of Readington Adopting the MRAH-1 Mixed Residential Affordable Housing-1 District Providing for a Residential Development on Block 2.01, Lots 9.01 and 11, Permitting a total of 233 Dwelling Units in Accordance with the Township’s Affordable Housing Obligations Under the New Jersey Fair Housing Act, N.J.S.A. 52:27d-301, Et Seq.

Ordinance #08-2026

I. INTRODUCTION OF ORDINANCES

1. Ordinance To Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank (N.J.S.A. 40A: 4-45.14)

Ordinance #09-2026

J. RESOLUTIONS

1. Resolution Authorizing the Chief Financial Officer to Waive the Requirement for Claimants’ Certification for a Purchase Order Below 15% Of the Bid Threshold Pursuant To N.J.S.A 40a:5-16(C)(3)
2. Resolution Authorizing the Contract with Enterprise Fleet Management Through Sourcewell Cooperative Purchasing
3. Binding Resolution of The Township of Readington, County of Hunterdon Authorizing Commitment Pursuant to N.J.S.A. 52:27d-304.1(F)(2)(B)
4. Resolution Enabling Hunterdon County Open Space Application for Block 52.01 Lot 23
5. Resolution Enabling Hunterdon County Open Space Application for Block 36 Lot 43
6. 2026 Additional Appointment
7. Resolution Authorizing Acceptance of the Hunterdon County History Partnership Program Grant
8. Resolution Authorizing Acceptance of New Jersey State Association of Chiefs of Police Law Enforcement Accreditation Program Grant Award
9. Resolution Approving the Release of Performance Bond for Readington Commons, LLC for The Ridge at Readington

K. OTHER BUSINESS

1. 2026 Budget Presentation – Department of Public Works
2. Environmental Commission Annual Report Presentation
3. Refund Request for Tax Interest Accrual – Block 2 Lot 2.01

L. ADMINISTRATOR’S REPORT

M. ATTORNEY’S REPORT

N. COMMITTEE REPORTS

1. **John Albanese**
Library Services
Municipal Court
Social Services
Affordable Housing
2. **Jonathan Heller**
Board of Health
Readington Lebanon Sewer Authority
Environmental Commission
Historic Preservation
Museums
3. **Juergen Huelsebusch**
Agricultural Advisory Committee
Open Space Advisory Board
Hunterdon County POSAC
Readington Parks
4. **Adam Mueller**
Engineering/Roads/Building & Grounds/Recycling
Construction & Code Enforcement
Emergency Services
Fire Official
5. **Vincent Panico**
Planning Board
Zoning
Police & Traffic Safety
Finance

O. COMMENTS FROM THE PUBLIC

P. COMMENTS FROM THE GOVERNING BODY

Q. ADJOURNMENT