TOWNSHIP OF READINGTON

YOU ARE HEREBY NOTIFIED THAT AN ORDINANCE ENTITLED:

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 225 ENTITLED "VEHICLES AND TRAFFIC" OF THE CODE OF THE TOWNSHIP OF READINGTON AUTHORIZING THE POLICE TO ENFORCE TITLE 39 OF THE NEW JERSEY MOTOR VEHICLE CODE IN THE RIDGE AT READINGTON

ORDINANCE #31-2023

WHEREAS, the Township Committee of the Township of Readington is charged with ensuring that the health, safety, and welfare of its citizens is maintained; and

WHEREAS, pursuant to N.J.S.A. 39:5A-1, et seq., a private property owner may request the Township to make Subtitle 1, et seq. of Title 39 applicable to certain private and semi-public roadways, streets which it owns within the Township but which are used by, or are open to, vehicular traffic; and

WHEREAS, pursuant to NJSA 39:5A-1, the Township has received a written request from Larken Associates, on behalf of Readington Commons, LLC, that the provisions of Subtitle 1 of Title 39 be made applicable to the following property it owns in the Township:

The Ridge at Readington, (Block 4, Lot 51 on the official Township Tax Map)

NOW THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Readington, that Chapter 225, <u>Vehicles and Traffic</u>, Section 6, <u>Traffic and parking regulations on private property</u>, be and is hereby amended and supplemented alphabetically as follows:

SECTION 1:

THE RIDGE AT READINGTON

Ridge at Readington. The provisions of Subtitle 1, Title 39, of the Revised Statutes of New Jersey shall be made applicable to the semipublic roads, streets, driveways and parking lots at the Ridge at Readington (Eagle Crest Way and Hawk's Landing Drive) located in the Township of Readington, County of Hunterdon, and the following regulations shall be enforceable:

(1) References to roads. For the purposes of this section, Eagle Crest Way and Hawk's Landing Drive are identified in the attached Ridge at Readington – Site Plan Rendering, which is made a part hereof.

(2) General parking.
    a. All vehicles must park in designated areas and between the lines provided.

b. No person shall stop or stand a vehicle upon any of the streets or parts of streets described below:

Name of Street	Side	Hours	Location
Eagle Crest Way	Both	All	Areas not having parking stalls
Hawk's Landing Drive	West	All	Areas not having parking stalls

c. Handicapped parking. All stalls shall be 8 feet wide as shown on the attached site plan and shall be signed with the R7-8 and R7-8P (reserved parking sign and penalty plate), in the designated parking areas for persons who have been issued handicapped parking permits by the Division of Motor Vehicles.

(3) Through streets and stop intersections.
   a. Through streets. The following streets or parts of streets are hereby designated as through streets. Stop signs shall be installed on the near right side of each street intersecting the through street, except where yield signs are provided for in the designation:

Name of Street	Limits
Eagle Crest Way	Entire length

   b. Stop intersections. The following described intersections are hereby designated as stop intersections. Stop signs shall be installed as provided therein.

Intersection	Stop Sign(s) on
Eagle Crest Way and Eagle Crest Way	Eagle Crest Way / as shown on plans
Hawk's Landing Drive and Eagle Crest Way	Hawk's Landing Drive / as shown on plans

(4) Speed limits.
   a. The speed limit for both directions of traffic in the parking lot(s) shall be 15 miles per hour.
   b. The speed limit for both directions of travel on the following roadways is as follows:

Name of Street	Speed Limit (mph)	Limits
Eagle Crest Way	15	Entire length

   c. Regulatory and warning signs shall be erected and maintained to effectuate the above designated speed limits authorized by the Department of Transportation.

(5) Tow-away zones. Any vehicle parked or standing so as to obstruct or impede a normal flow of traffic or block entrances or exits, loading zones, oil fills or pedestrian walkways, or presents in any way a safety or traffic hazard, may be removed by towing the vehicle at the owner's expense.

(6) Running engines. No person shall stop or stand a vehicle on the property and permit the vehicle's engine to remain running.

(7) Cost of signs. All signs, posts or other necessary materials shall be installed and paid for by the property owner (applicant). All signage shall conform to the current Manual on Uniform Traffic Control Devices, pursuant to N.J.S.A. 39:4-198 and N.J.S.A. 39:4-183.27.

(8) Copies of as-built map. A copy of the as-built map shall be kept on file at all times in both the Township Clerk's office and Police department.

SECTION 2. If any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

SECTION 3. The sections, subsections, and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 4. Any ordinance or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

SECTION 5. This Ordinance shall take effect upon passage and publication in accordance with applicable law.

A TRUE COPY OF WHICH ORDINANCE IS PRINTED ABOVE WAS INTRODUCED AT THE MEETING OF THE TOWNSHIP COMMITTEE ON *NOVEMBER 20, 2023* AND THAT IT IS THE INTENTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON TO CONSIDER PASSAGE OF SAID ORDINANCE AT THE REGULAR MEETING OF THE TOWNSHIP COMMITTEE TO BE HELD AT THE MUNICIPAL BUILDING, 509 ROUTE 523, WHITEHOUSE STATION, NEW JERSEY, ON *DECEMBER 4, 2023* AT 7:45 P.M. AT WHICH TIME AND PLACE, OR AT ANY TIME OR PLACE TO WHICH THE MEETING SHALL BE FROM TIME TO TIME ADJOURNED AN OPPORTUNITY WILL BE GIVEN TO ALL PERSONS WHO MAY BE INTERESTED THEREIN TO BE HEARD CONCERNING SAID ORDINANCE.

KARIN M PARKER, *RMC*
MUNICIPAL CLERK