

**READINGTON TOWNSHIP COMMITTEE
MEETING – November 20, 2017**

Mayor Smith *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 B. Smith, Deputy Mayor B. Fort, Mrs. M.E. Duffy,
Mr. S. Tropello

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan

ABSENT: Mr. J. Broten

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>
Construction Code.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Fire Official.....	Personnel.....	“ “ “
Sergeant & Corporal Promotions.....	Personnel.....	“ “ “
Police / Traffic Officer.....	Personnel.....	“ “ “
Lorenzen (B 44, p/o Lt 4.02).....	Contract Negotiations.....	“ “ “
Darts Mill (Block 73, Lot 15)....	Contract Negotiations.....	“ “ “
Local Union No. 469 / DPW & Building & Grounds	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• November 6, 2017		
Affordable Housing.....	Potential Litigation.....	“ “ “

Block 48, Lot 23; Block 55, Lot 33;
Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2
(Solberg Aviation)..... Litigation..... “ “ “
388 Route 22 Readington Realty..... Litigation..... “ “ “
Holdings, LLC v. Twp of Readington

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. Duffy to adopt this resolution, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:43 p.m.

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

Executive Session:

Personnel / Construction Code

A **MOTION** was made by Mrs. Duffy to authorize Administrator Mekovetz to advertise for the position of Electrical Sub Code Official, created by the resignation of Keith Allara effective November 24, 2017, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Personnel / Fire Official

A **MOTION** was made by Mrs. Fort to appoint Sean Smith to the position of Fire Official at an annual salary of \$60,000, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

- Mrs. Duffy -Aye
- Mrs. Fort - Aye
- Mr. Tropello - Aye
- Mayor Smith - Aye

Personnel / Sergeant and Corporal Promotions

A **MOTION** was made by Mrs. Duffy to promote Steven Rindock to Probationary Sergeant, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

- Mrs. Duffy -Aye
- Mrs. Fort - Aye
- Mr. Tropello - Aye
- Mayor Smith - Aye

A **MOTION** was made by Mrs. Fort to promote Peter Serrone to Probationary Corporal, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

- Mrs. Duffy -Aye
- Mrs. Fort - Aye
- Mr. Tropello - Aye
- Mayor Smith - Aye

Personnel / Police / Traffic Officer

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Lorenzen (Block 44, p/o Lot 4.02)

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Darts Mill (Block 73, Lot 15)

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Local Union No. 469 / DPW & Building & Grounds

Mayor Smith stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 6, 2017

A ***MOTION*** was made by Mrs. Fort to approve the minutes for content only, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Smith stated that this matter remains in Executive Session.

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 Smith stated that nothing was discussed.

Litigation / 388 Route 22 Readington Realty Holdings, LLC vs. Twp. of Readington

Mayor Smith stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Smith 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 6, 2017
- * 2. ***Release of Board of Health Escrow / Forestiere*** (Block 46.01, Lot 11.11)
- * 3. ***Release of Escrow / Renda*** (Block 64, Lot 19)

- * 4. *NJ Department of Transportation Division of Local Aid and Economic Development Recommendation of Award of State Aid Project*

BE IT RESOLVED

That _____ the Township of Readington _____
hereby recommends to the New Jersey Department of Transportation that the contract for
_____ Improvements to Potterstown Road _____
in the _____ Township of Readington _____ County of _____ Hunterdon _____
be awarded to _____ Tilcon New York Inc. _____
whose bid amounted to \$ _____ 290,690.00 _____ subject to the approval of the Department.

- * 5. *Resolution Authorizing Execution of an Agreement with the Passaic Valley Sewerage for Membership therein for the Period of November 21, 2017 through November 24, 2019*

The following resolution was offered for consideration:

#R-2017-99

AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE PASSAIC VALLEY SEWERAGE FOR MEMBERSHIP THEREIN FOR THE PERIOD OF NOVEMBER 21, 2017 THROUGH NOVEMBER 24, 2019

WHEREAS, the North Jersey Wastewater Cooperative Pricing System ("NJWCPS") was created to conduct a voluntary cooperative pricing system with municipalities, utility authorities and other public agencies; and

WHEREAS, the purpose of the NJWCPS is to provide substantial savings on various goods and equipment to its members through the cooperative public bidding process; and

WHEREAS, the Township of Readington desires to enter into an Agreement with the NJWCPS, which is administered by Passaic Valley Sewerage Commission (PVCS) as Lead Agency for its membership in the NJWCPS for the period of November 21, 2017 through November 24, 2019.

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

1. The Township Committee of the Township of Readington hereby authorizes the execution of an Agreement with the North Jersey Wastewater Cooperative Pricing System by the Passaic Valley Sewerage Commission as Lead Agency dated November 21, 2017, pursuant to N.J.S.A. 40A:11-11 (5). Said Agreement is for membership in the NJWCPS for a two (2) year period from November 21, 2017 through November 24, 2019.
2. The Township of Readington Clerk is hereby directed to submit a copy of this adopted Resolution, along with an executed Agreement, to PVSC as Lead Agency of the NJWCPS.
3. This Resolution shall take effect immediately upon final passage according to law.
4. All appropriate Township of Readington officials are authorized and directed to perform all required acts to affect the purpose of this Resolution.

* 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	7-01	\$ 801,386.17
SEWER APPROPRIATIONS	7-02	\$ 7,578.00
TRUST FUNDS	X-03	\$ 29,294.56
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 44,872.49
PAYROLL DEDUCTIONS	X-06	\$ 47,716.45
	X-17	\$ 23,606.88
TOTAL OF ALL FUNDS		\$ 954,454.55

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

Mrs. Duffy -Aye
 Mrs. Fort - Aye
 Mr. Tropello - Aye
 Mayor Smith - Aye

SWEARING IN OF NEW PATROLMAN / SERGEANT / CORPORAL

Administrator Mekovetz swore in Steven Rindock as the new Sergeant.

Administrator Mekovetz swore in Peter Serrone as the new Corporal.

Administrator Mekovetz swore in Joseph Darocha as the new Patrolman.

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARINGS

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

Clerk read by Title:

ORDINANCE APPROPRIATING \$35,000 FROM THE HOUSING TRUST FUND FOR THE ACQUISITION OF A DEED RESTRICTION ON AN AFFORDABLE HOUSING UNIT (BLOCK 34, LOT 36.101) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

◆ ORDINANCE #15-2017

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

There were none.

Mayor Smith asked if there were comments from the Public.

There were none.

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

ORDINANCE APPROPRIATING \$35,000 FROM THE HOUSING TRUST FUND FOR THE ACQUISITION OF A DEED RESTRICTION ON AN AFFORDABLE HOUSING UNIT (BLOCK 34, LOT 36.101) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

◆ ORDINANCE #15-2017

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

Mrs. Duffy	-Aye
Mrs. Fort	- Aye
Mr. Tropello	- Aye
Mayor Smith	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Hearing on Township of Readington Zoning Board of Adjustment Application from John Ursin, Esq., Schenck Price Smith & King LLC, regarding **Site Plan Approval of Existing and Proposed Conditions for Black River Roasters, LLC (Block 7, Lot 4.)**
No action taken.

NEW BUSINESS

1. **An Ordinance Authorizing a License Agreement for, Together with Right of First Refusal to Purchase, Certain Real Property Knowns as Block 21, Lot 15 and Block 63, Lot 23 in the Township of Readington**

The following ordinance was offered for introduction:

AN ORDINANCE AUTHORIZING A LICENSE AGREEMENT FOR, TOGETHER WITH RIGHT OF FIRST REFUSAL TO PURCHASE, CERTAIN REAL PROPERTY KNOWN AS BLOCK 21, LOT 15 AND BLOCK 63, LOT 23 IN THE TOWNSHIP OF READINGTON

ORDINANCE #16-2017

WHEREAS, there exists certain real property known as Block 21, Lot 15 and Block 63, Lot 23 on the official tax map of in the Township of Readington which consists of approximately 8.8 +/- acres (hereinafter the "Property") owned by Public Service Electric & Gas Company ("PSE&G") and contains certain high voltage transmission towers adjacent to other publically preserved lands in the Township; and

WHEREAS, the Township of Readington (hereinafter "Township") has determined that there is a beneficial public interest in acquiring a license on the Property, in order to construct and maintain walking trails for open space, conservation, passive recreation and/or other public purposes; and

WHEREAS, PSE&G is willing to enter into a license agreement for the aforementioned Property for an indefinite term (subject to termination by either party on 90 days' written notice) for a nominal consideration of \$1.00; and

WHEREAS, PSE&G, its successors and/or assigns, is also willing to extend to the Township a Right of First Refusal should it receive an offer from a third party in the future; and

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire the Property for public purposes; and

WHEREAS, the Township is willing to accept the Right of First Refusal agreement with the condition that any future purchase of the property is subject to the Township's successful adoption of any necessary funding ordinances in order to acquire same.

Ordinance #16-2017 cont'd:

WHEREAS, the transaction is subject to the Township and PSE&G entering into the appropriate licensing and Right of First Refusal agreements upon adoption of this ordinance.

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

Section One. For the reasons which are set forth in the preamble above and are incorporated into this Ordinance, the Township Committee hereby authorizes a licensing agreement with PSE&G for the Property known as Block 21, Lot 15 and Block 63, Lot 23 on the official tax map of the Township of Readington, and consisting of 8.8+/- acres for a nominal consideration of \$1.00, together with a Right of First Refusal to purchase the Property. The Property shall be used for recreational purposes only, including the construction, operation and maintenance of walking trails. Should the Township wish to exercise the Right of First Refusal, any future purchase shall be contingent upon successful adoption of the necessary funding ordinance(s), successful negotiation of and fulfillment of the terms of the contract for purchase and any amendments thereto.

Section Two. The Mayor and Administrator and Clerk of the Township are hereby authorized and directed to take all reasonable, necessary and lawful steps including execution of any and all necessary documents, in the manner and subject to the terms and conditions specified above in order to effectuate the aforementioned licensing agreement with PSE&G and the Right of First Refusal Agreement, and are further authorized and directed to make the aforesaid payment to the Owner of the Property.

Section Three. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Four. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

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

Mrs. Duffy	-Aye
Mrs. Fort	- Aye
Mr. Tropello	- Aye
Mayor Smith	- Aye

The Public Hearing was scheduled for December 4, 2017 at 7:45 p.m.

- * 2. ***Release of Board of Health Escrow / Forestiere*** (Block 46.01, Lot 11.11)

This matter was addressed under the Consent Agenda.

- * 3. ***Release of Escrow / Renda*** (Block 64, Lot 19)

This matter was addressed under the Consent Agenda.

- * 4. ***NJ Department of Transportation Division of Local Aid and Economic Development Recommendation of Award of State Aid Project***

This matter was addressed under the Consent Agenda.

- * 5. ***Resolution Authorizing Execution of an Agreement with the Passaic Valley Sewerage for Membership therein for the Period of November 21, 2017 through November 24, 2019***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz stated that she had nothing further to report.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

M. ELIZABETH DUFFY

Mrs. Duffy reported that the Open Space walk from Pickell Park to the top of Cushetunk Mountain was very well attended on Sunday.

BETTY ANN FORT

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

BEN SMITH

Mayor Smith stated that he had nothing further to report.

SAM TROPELLO

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

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM THE GOVERNING BODY

Mrs. Fort wished everyone a very happy, healthy and peaceful Thanksgiving.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 8:00 p.m. to adjourn the meeting, seconded by Mr. Troppello with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, *RMC/MMC/QPA*
Municipal Clerk