

**READINGTON TOWNSHIP COMMITTEE
MEETING – April 16, 2018**

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, Mr. J. Albanese, Mrs. M.E. Duffy and Mr. J. Heller

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan, Engineer R. Clerico

ABSENT: None

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>
Block 81, Lot 2 (710 Rt. 202 North)....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other
Block 73, Lot 18 & 21 (Brokaw).....	Contract Negotiations.....	“ “ “
Darts Mill (Block 73, Lot 15.....	Contract Negotiations.....	“ “ “
Lorenzen (Block 44, p/o Lot 4.02).....	Contract Negotiations.....	“ “ “
Readington Volunteer Fire Company ...	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 2, 2018		
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. Fort to adopt this resolution, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:38 p.m.

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

Mayor Smith announced that the Readington Township Police will be hosting a Town Hall meeting addressing opioids and heroin in our community on Wednesday, April 18th at 7:00 p.m.

Executive Session:

Contract Negotiations / Block 81, Lot 2 (710 Route 202 North)

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Block 73, Lot 18 & 21 (Brokaw)

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

Mayor Smith stated that this matter remains in Executive Session.

Contract Negotiations / Readington Volunteer Fire Company

Mayor Smith stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 2, 2018

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of April 2, 2018 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded. Mrs. Duffy recused herself from voting since she was not present at this meeting.

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 this matter remains in Executive Session.

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.

Mayor Smith requested to remove *Item # 2 under New Business* from the Consent Agenda.

- * 1. **APPROVAL OF MINUTES** of meeting of April 2, 2018

- * 2. ***Tax Refunds***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the Readington Township Tax Collector has recommended the following refunds of duplicate property tax payment for the 1st Quarter of 2018:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>AMOUNT</u>
72.01/36.10	Bhavesh Patel	\$4,158.60
95/12.220	CoreLogic	934.97

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer is hereby authorized to refund the amounts recommended.

- * 3. ***Tax Lien Redemption***

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 13, Lot 38 and,

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

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$54,602.65, plus a premium paid in the amount of \$33,100.00, known as Tax Sale Certificate #2015-004, to the lienholder, US Bank – Custodian for BV001 Trust & Creditors.

- * 4. ***Application for Special Events Permit and Waiver of Fees / Whitehouse Rescue Squad / 20th Annual Buffalo Watch Open House***
 - ◆ ***May 19th (2018)***

* 5. ***Resolution for Certification of Availability of Funds for Professional Contracts (2018)***

The following resolution was offered for consideration:

#R-2018-55

***TOWNSHIP OF READINGTON
RESOLUTION***

CERTIFICATION OF AVAILABILITY OF FUNDS

I hereby certify that funds are available for the following professional contracts for the year 2018: (All are provided for in the 2018 municipal budget unless otherwise noted)

This Resolution replaces the following Resolutions adopted during the Temporary Budget term:

- #2018-15 Lerch, Vinci & Higgins, Municipal Auditors
- #2018-16 Sharon Dragan, Esq., Township Attorney
- #2018-17 McManimon and Scotland, Bond Counsel
- #2018-18 Martin Allen, Tax Attorney
- #2018-19 Fischer and Phillips, Labor Attorney
- #2018-20 Scott Mitzner, Public Defender
- #2018-21 Anthony Rotunno, Esq., Alt. Public Defender
- #2018-22 Jennifer Toth, Esq., Alt. Public Defender
- #2018-23 Clarke♦Caton♦Hintz, Professional Planners
- #2018-24 Advanced Engineering Inspections (AEIS) Services
- #2018-25 Jeffrey Surenian Associates, Special Counsel
- #2018-26 River Net Computers LLC
- #2018-27 Stephen Davis, Esq., Municipal Prosecutor
- #2018-43 Gebhardt & Kiefer, Special Counsel
- #2018-29 Princeton Public Affairs Group
- #2018-30 Animal Control Solutions
- #2018-36 Van Cleef Engineering and Associates
- #2018-50 Engineering and Land Planning Associates

Certified by: ***Thomas J. Carro, CFO***

* 6. ***Release of Escrow / R Fernandes Homes (Block 53, Lot 5)***

* 7. ***Release of Board of Health Escrow / Furino (Block 38, Lot 22)***

* 8. ***Resolution to Conduct Self Examination of Budget***

The following resolution was offered for consideration:

#R-2018-56

Resolution to Conduct Self Examination of Budget

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

Resolution #R-2018-56 cont'd:

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 2018 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington that the 2018 annual budget be examined in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officer’s certification. The governing body has found the budget has met the following requirements:

1. That with reference to the following items, if applicable, 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 appropriations 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.

* 9. **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	\$ 15,487.90
CURRENT FUND	8-01	\$ 711,541.31
TRUST FUNDS	X-03	\$ 34,164.03
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 108,161.62
PAYROLL DEDUCTIONS	X-06	\$ 203,513.64
2017 CAP. IMPROVEMENTS	X-17	\$ 2,197.00
	X-18	\$ 9,042.00
	X-66	\$ 15,035.00
TOTAL OF ALL FUNDS		\$1,099,142.50

A MOTION was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Item #2 under New Business*), seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

John Broten, Dogwood Drive, commented on matters listed under Executive Session/Contract Negotiations and questioned if the Township was considering purchasing these properties.

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 Mr. Albanese with a vote of ayes all, nays none recorded.

2018 Municipal Budget

Administrator Mekovetz gave a power point slide presentation, assisted by Chief Financial Officer Tom Carro and Township Auditor Ralph Piccone on the highlights of the 2018 Municipal Budget.

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

There were none.

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

Dave Olsen, Pinebank Road, commented on the lack of necessary building permits which would decrease construction code revenue, and questioned why the additional construction code personnel.

Bill Goodwin, Barkelow Road, asked about the dollar increase in school and county taxes for 2018.

John Broten, Dogwood Drive, commented on the surplus, debt service and the expansion of the Readington Lebanon Sewer Authority.

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.

A MOTION was made by Mrs. Duffy to adopt the *2018 Municipal Budget*, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

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

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,816,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,725,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

◆ ***Ordinance #05-2018***

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

Mrs. Fort opined that in comparison to some other towns, Readington's roads are in remarkably good shape because of the Township's continuous road reclamation.

Mayor Smith 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 Mrs. Duffy with a vote of ayes all, nays none recorded.

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,816,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,725,200 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

◆ ***Ordinance #05-2018***

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

Mr. Albanese	- Aye
Mrs. Duffy	-Aye
Mrs. Fort	-Aye
Mr. Heller	- Aye
Mayor Smith	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated March 28, 2018 from Mary Patricia Keefe, Esq. VP, External Affairs and Business Support regarding ***the Matter of the Acquisition of Elizabethtown Gas, a Division of Pivot Al Utility Holdings, Inc. by ETG Acquisition Corp., a Subsidiary of South Jersey Industries, Inc. and Related Transactions.*** No action taken.
2. Letter dated February 22, 2018 from Denise Doolan, Clerk of Board, Board of Hunterdon County Board of Chosen Freeholders, regarding ***Resolution Supporting the Recommendations of the Traffic Engineering Evaluation for Route 22 and Readington Township's Efforts to Make Route 22 Safer for the Public.*** No action taken.

NEW BUSINESS

1. ***Hunting Sub-Committee Recommendations***

Robert Becker, on behalf of the Deer Management Advisory Committee, outlined the recommendations of the Deer Management Committee for a proposed managed hunter plan. The first plan (Plan A) included continuing with the Township’s bidding process to lease out hunting properties to hunt clubs with some modifications. The second plan (Plan B) included a managed hunter plan using local select qualified hunters for bow hunting only with a monetary incentive for donating each butchered deer to charity.

The Committee discussed the ramifications of proposed managed hunter plan including insurance liability, increased costs and administrative staffing to oversee the plan. Mayor Smith concurred that the Committee will need to discuss and do additional research on the Plan B proposal with the advice of the Township professionals.

The Committee concurred that they should move forward with authorizing Administrator Mekovetz to bid out the hunting properties from last year, with the exception of four (4) properties that may be proposed under Plan B, with some modifications to the hunting contracts as suggested by the Deer Management Advisory Committee, *excluding* the proposal for hunters to be reimbursed by the Township \$25 for each deer donated to the “Deer for the Hungry” program through a local processor.

2. ***Application for Special Events Permit / Oh Harvest Group (Tenderhill)***
♦ ***June 10th (2018)***

Mayor Smith recused himself from this matter and Deputy Mayor Fort took over the meeting.

A **MOTION** was made by Mr. Albanese to approve this Special Events Permit, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

* 3. ***Application for Special Events Permit and Waiver of Fees / Whitehouse Rescue Squad / 20th Annual Buffalo Watch Open House***
♦ ***May 19th (2018)***

This matter was addressed under the Consent Agenda.

* 4. ***Resolution for Certification of Availability of Funds for Professional Contracts (2018)***

This matter was addressed under the Consent Agenda.

* 5. ***Release of Escrow / R Fernandes Homes (Block 53, Lot 5)***

This matter was addressed under the Consent Agenda.

* 6. ***Release of Board of Health Escrow / Furino (Block 38, Lot 22)***

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* 7. ***Resolution to Conduct Self Examination of Budget***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz stated that the Readington Board of Education Administrator called to ask if the Township Committee would give consideration to allow a cell tower of their property. Mr. Albanese stated that he would request that they appear before the Planning Board.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer Clerico reported that they have been in discussion with the NJDEP on the Brookview project and they are in the process of resubmitting an alteration in the plan.

Engineer Clerico reported on the status of the Three Bridges I&I Study.

COMMITTEE REPORTS

JOHN ALBANESE

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

M. ELIZABETH DUFFY

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

BETTY ANN FORT

Mrs. Fort reported that she and Administrator Mekovetz met with the Chief and President of Readington Fire Company along with the Branchburg Administrator to discuss the need and purchasing of a new tower truck for Readington Fire Company within the next two (2) years.

JONATHAN HELLER

Mr. Heller commended the volunteers that attended the Raritan Headwaters Association Stream Clean Up. Mayor Smith added that he wanted to thank the Boy and Girl Scouts that came out to assist as well.

Mr. Heller reminded everyone about the tree seedling giveaway on Saturday, April 28th between 9:00 12:00 at the Municipal Building and on Sunday April 29th they are looking for volunteers for tree planting along the Pleasant Run Greenway in addition to a tree planting along the Holland Brook on May 2nd.

Mr. Heller stated that Whitehouse Preparatory School is planning a Monarch Waystation at Cornhuskers Park.

BEN SMITH

Mayor Smith reminded everyone about the Readington Township Police Town Hall meeting on Wednesday, April 18th addressing opioid and heroin crisis.

COMMENTS FROM THE PUBLIC

John Broten, Dogwood Drive, commented on a notice he saw on the Township website regarding the goals of the Open Space Advisory Board.

Jerry Cook, Railroad Lane, commented that every time there is a referendum to preserve open space is on the ballot it passes unanimously, therefore the residents want open space.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, **A *MOTION*** was made by Mrs. Duffy at 9:48 p.m. to adjourn the meeting, seconded by Mrs. Fort with vote of ayes all, nays none recorded.

Respectfully Submitted:

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