

**READINGTON TOWNSHIP COMMITTEE  
MEETING – June 4, 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

**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, THERFORE, 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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Department of Public Works / Building and Grounds	Personnel.....	Certain information at the discretion of the Township Committee tonight.... other information will remain confidential
PBA.....	Contract Negotiations.....	“ “ “
Cable TV Franchise Renewal / Comcast	Contract Negotiations.....	“ “ “
Block 81, Lot 2 (710 Rt. 202 N).....	Contract Negotiations.....	“ “ “
Whitehouse Rescue Ambulance Repair..	Contact Negotiations.....	“ “ “
Readington Volunteer Fire Company ...	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• May 21, 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 7:46 p.m.

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

***Executive Session:***

***Personnel / Department of Public Works Summer Help***

A **MOTION** was made by Mrs. Fort to hire Zachary Fleming as summer help in the Department of Public Works at a rate of \$11 per hour, seconded by Mr. Albanese 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. Fort to hire Steven Gible as summer help in the Department of Public Works at a rate of \$11 per hour, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

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

***Contract Negotiations / PBA***

A **MOTION** was made by Mrs. Fort to approve the Patrolmen and Corporal’s contract for 1/1/2018-12/31/2020, seconded by Mr. Albanese 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. Fort to approve the Sergeant’s contract 1/1/2018-12/31/2020, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Cable TV Franchise Renewal / Comcast***

A **MOTION** was made by Mrs. Duffy to amend the contract as follows: under Section 5 to include language stating *The Company shall provide to the Township the methodology and sources used to determine the number of subscribers and subscription fees within the Township*, under Section 4 it would read *shall expire ten (10) years* and add under Section 14b after the language *cable television service and high speed internet service to all the various emergency services and public library* 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

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

Mayor Smith stated that nothing was discussed.

***Contract Negotiations / Whitehouse Rescue Ambulance Repair***

Mayor Smith stated that this matter remains in Executive Session.

***Contract Negotiations / Readington Volunteer Fire Company***

A **MOTION** was made by Mrs. Duffy to approve the Readington Volunteer Fire Company's purchase for \$1 of the 1991 E-1 Cyclone Engine pursuant to an agreement dated February of 1991 with the understanding that the proceeds of the sale of the truck must be put toward equipment purchases; and an accounting will be required to show the use of all the proceeds, seconded 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

***Attorney-Client Privilege / Executive Session Minutes / May 21, 2018***

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of May 21, 2018 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded. Mayor Smith abstained from voting since he was not present at this meeting.

***Potential Litigation / Affordable Housing***

Attorney Dragan stated that this resolution amends a previous resolution, directing the Planning Board to conduct a preliminary investigation on an area called Block 36 Study Area as a possible area in need of redevelopment non-condemnation to also include Block 36, Lot 4, the Gables, the former Whitehouse diner and former Interstate Ironworks Facility.

The following resolution was offered for consideration:

**#R-2018-60**

**AMENDING RESOLUTION #R-2017-77 DIRECTING THE PLANNING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION OF THE BLOCK 36 STUDY AREA AS A POSSIBLE AREA IN NEED OF REDEVELOPMENT (NON-CONDEMNATION) TO INCLUDE BLOCK 36, LOT 4**

**WHEREAS**, pursuant to *N.J.S.A. 40A: 12A- 1, et seq.* (the "Redevelopment Law") the Township Committee ("Township Committee") of the Township of Readington (the "Township") may direct the Planning Board to conduct a preliminary investigation and public hearing to determine whether certain areas of the Township constitute areas in need of redevelopment; and

**WHEREAS**, at its regular meeting held on July 5, 2017, the Township Committee adopted Resolution #R-2017-77 requesting the Planning Board to undertake a preliminary investigation of the area depicted on a map dated June, 2017 entitled the "Block 36 Study Area", attached to said Resolution as "Schedule A" and consisting of the Gables Boarding House, the former Whitehouse Diner, the Interstate Iron Works facility, a small portion of Route 22 and including the following lots and blocks on the official Township Tax Map:

*Block 36, Lots 5, 5.02, 5.04, 65 and 66; and*

**WHEREAS**, the Township Committee wishes to expand the preliminary investigation it previously directed of the Block 36 Study Area to include Block 36, Lot 4 on the official Township Tax Map; and

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12 A-6*, the Township Committee shall state whether the redevelopment area shall be a "non-condemnation redevelopment area" which is defined as a redevelopment area that shall not use the power of eminent domain authorized by the Redevelopment Law, or whether the redevelopment area shall be a "condemnation redevelopment area", which is defined as a redevelopment area that may use the power of eminent domain authorized by the Redevelopment Law,

**WHEREAS**, upon the completion of the preliminary investigation and public hearing, the Planning Board shall provide recommendations to the Township Committee as to its investigation of the amended Study Area, all in accordance with Section 6 of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:**

1. The Township hereby amends Resolution #2017-77 previously adopted on July 5, 2017 to add Block 36, Lot 4 to the properties comprising the Block 36 Study Area and the Planning Board is hereby authorized and directed to conduct a preliminary investigation pursuant to Section 6 of the Redevelopment Law, specifically, *N.J.S.A. 40A: 12A-1, et seq.*, to determine whether the amended Block 36 Study Area (the "Amended Study Area") depicted on the attached map satisfies the criteria set forth in Section 5 of the Redevelopment Law, specifically, *N.J.S.A. 40A:12A-1, et seq.* and should be designated as an area in need of redevelopment.
2. Any redevelopment area created pursuant to this authorization shall be a "non-condemnation" Redevelopment area pursuant to *N.J.S.A. 40A: 12A-6*.
3. As part of its investigation, the Planning Board shall prepare a map showing the boundaries of the Amended Study Area and the location of the various parcels contained therein. There shall be a statement appended to the map setting forth the basis for the investigation.
4. The Planning Board shall conduct a public hearing, after giving due notice, of the proposed boundaries of the Amended Study Area and the date of the hearing to any persons who are interested in or would be affected by a determination that the area delineated in the notice is a redevelopment area in accordance with the requirements of Section 6 of the Redevelopment Law, specifically *N.J.S.A. 40A:12A-6*.

**Resolution #R-2018-60 cont'd:**

5. At the hearing, the Planning Board shall hear from all persons who are interested in or would be affected by a determination that the Amended Study Area is a redevelopment area. All objections to a determination that the Amended Study Area is an area in need of redevelopment and evidence in support of those objections shall be received and considered by the Planning Board and made part of the public record.

6. After conducting its investigation, preparing a map of the Amended Study Area, conducting a public hearing at which all objections to the designation are received and considered, the Planning Board shall make a recommendation to the Township Committee as to whether the Township Committee should designate all or a portion of the Amended Study Area as an area in need of redevelopment pursuant to the Redevelopment Law.

7. The Township Clerk, or her designee shall forward a copy of the Resolution to the Readington Township Planning Board.

8. This Resolution shall be effective immediately.

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

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

***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.

Mayor Smith requested to remove *Item #4 Under New Business* from the Consent Agenda.

\* 1. **APPROVAL OF MINUTES** of meeting of May 21, 2018

\* 2. **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 93, Lot 90 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 \$33,774.25, known as Tax Sale Certificate #2014-023, to the lienholder, FWDSL & Associates, LP.

\* 3. **Tax Refund**

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 refund of a duplicate property tax payment for the 1<sup>st</sup> Quarter of 2018:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>AMOUNT</u>
70/20.02	CoreLogic Tax Services	\$3,465.26

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

\* 4. **Resolution Authorizing Morris County Cooperative Purchases** (Campbell Foundry Company / Catch Basins & Manhole Castings)

The following resolution was offered for consideration:

**#R-2018-61**

**RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES**

**WHEREAS**, the Township of Readington wishes to purchase catch basins and manhole castings from an authorized vendor under the Morris County Cooperative Purchasing Program; and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

**WHEREAS**, Campbell Foundry Company, 800 Bergen Street, Harrison, NJ, 07029, has been awarded Morris County Cooperative Contract No. #14: Catch Basins and Manhole Castings, for the period one (1) year, January 1, 2018 – December 31, 2018; and

**WHEREAS**, the Purchasing Agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$50,000.00;

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**Resolution #R-2018-61 cont'd:**

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Campbell Foundry Company be awarded a contract for catch basins and manhole castings; and

**BE IT FURTHER RESOLVED**, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

- \* 5. **Resolution Authorizing Morris County Cooperative Purchases** (Chemung Supply Corporation / Drainage Pipe)

The following resolution was offered for consideration:

**#R-2018-62**

**RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES**

**WHEREAS**, the Township of Readington wishes to purchase drainage pipe from an authorized vendor under the Morris County Cooperative Purchasing Program; and

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

**WHEREAS**, Chemung Supply Corporation, P.O. Box 527, Elmira, New York 14902 has been awarded the Morris County Cooperative Contract No. #7: Drainage Pipe for the period one (1) year, January 1, 2018 – December 31, 2018; and

**WHEREAS**, the Purchasing Agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$65,000.00;

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Chemung Supply Corporation be awarded a contract for drainage pipe; and

**BE IT FURTHER RESOLVED**, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

- \* 6. **Resolution Authorizing State Contract Cooperative Purchase** (PlayPower LT Farmington / Little Tykes Playground Equipment)

The following resolution was offered for consideration:

**#R-2018-63**

**RESOLUTION AUTHORIZING STATE CONTRACT COOPERATIVE PURCHASE**

**WHEREAS**, the Township of Readington wishes to purchase Little tikes Commercial playground equipment for Summer Road Park from an authorized vendor under the State Contract Purchasing Program and

**Resolution #R-2018-63 cont'd:**

**WHEREAS**, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, N.J.S.A. 40A:11-12; and

**WHEREAS**, PlayPower LT Farmington, Inc, 878 Highway 60, Monett, MO 65708 has been awarded a State Contract for Little Tikes Playground Equipment, NJSC#18-Fleet-00285-Little Tikes/Playpower LT for the period of May 31, 2017 through May 30, 2020; and

**WHEREAS**, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available; and

**WHEREAS**, the actual cost for the purchase of the playground equipment is expected not to exceed \$26,114; and

**WHEREAS**, the Chief finance Officer has certified the availability of funds for this contract.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that PlayPower LT Farmington, Inc be awarded a contract for the Little Tikes Commercial playground equipment; and

**BE IT FURTHER RESOLVED**, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

- \* 7. **Special Events Permit Application / Pelican Swim & Ski (May 28<sup>th</sup> → June 15<sup>th</sup>)**
- \* 8. **Special Events Permit Application / Stephen & Kathy Bugglin (August 11<sup>th</sup>)**
- \* 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	\$ 3,000.00
CURRENT FUND	8-01	\$ 507,956.80
SEWER APPROPRIATIONS	8-02	\$ 180,282.89
TRUST FUNDS	X-03	\$ 4,778.20
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 75,682.42
PAYROLL DEDUCTIONS	X-06	\$ 147,033.17
REG & SCHOOL TAX	X-07	<u>\$2,429,319.00</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$3,348,052.48</b>

**A MOTION** was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Item #4*), 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

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

Clerk read by Title:

***An Ordinance Amending Chapter 96 Entitled “Construction Codes Uniform” of the Code of the Township of Readington, County of Hunterdon, State of New Jersey***

**◆ Ordinance #06-2018**

Deputy Mayor Fort stated that this ordinance was on Public Hearing at the last meeting and a member of the public had a question on the contradiction in the fees.

Administrator Mekovetz clarified the discrepancy in the photovoltaic fees under the building and electrical subcode, pointing out that the building section is different than the electrical section which encompasses increased responsibility in the inspection scope and is more involved as the kilowatt sizes increase.

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.

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:

***An Ordinance Amending Chapter 96 Entitled “Construction Codes, Uniform” of the Code of the Township of Readington, County of Hunterdon, State of New Jersey***

**◆ Ordinance #06-2018**

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

Clerk read by Title:

***An Ordinance Amending Article III of Chapter 119 of the Code of the Township of Readington, County of Hunterdon, State of New Jersey Pertaining to Scholarships for Township Residents from the Township's Recreation Department***

◆ ***Ordinance #07-2018***

Mr. Albanese explained that qualified LOSAP volunteers would be eligible for a 50% reduction in the recreation programs effective for Summer of 2018.

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.

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:

***An Ordinance Amending Article III of Chapter 119 of the Code of the Township of Readington, County of Hunterdon, State of New Jersey Pertaining to Scholarships for Township Residents from the Township's Recreation Department***

◆ ***Ordinance #07-2018***

A ***MOTION*** was made by Mr. Albanese to adopt this ordinance, seconded by Mrs. Duffy 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. Notice to Public Service Electric and Gas Company Electric and Gas Customers ***In the Matter of the Petition of Public Service Electric and Gas Company to Modify it's Manufactured Gas Plant Remediation Component within its Electric Societal Benefits Charge and its Gas SBC; during the Remediation Adjustment Charge Period August 1, 2016 to July 31, 2017.*** No action taken.
2. Notice from Kevin Corbett, Executive Director, NJ Transit Corporation regarding ***NJ Transit Corporation Fiscal Year 2018 Request for Federal Financial Assistance.*** No action taken.

**OLD BUSINESS**

1. ***Application for Special Events Permit / Fireworks Tent Sale / Whitehouse American Legion Post 284***
  - ♦ *June 2<sup>nd</sup> → July 5<sup>th</sup> (2018)*

Neil Shaw, on behalf of the Keystone Fireworks, was present to address his request for a special event permit to sell fireworks at the Whitehouse American Legion. Mr. Shaw gave a brief overview of the type of fireworks they would be selling, stressing that the inventory is predominately different types of sparklers, no free flying rockets. Deputy Mayor Fort raised the question of location of the tent and traffic within the parking lot. Daniel Dorf, Commander of Whitehouse American Legion, stated that the 20x40 tent would run parallel to Ridge Road which is different from the original proposed layout. Mr. Dorf stated that the Legion would be benefitting monetarily from renting the parking area. Mr. Dorf continued that 50% of the \$2,000 contribution would be donated to the Readington PBA and the remaining 50% would be distributed to American Legion Baseball. Mr. Shaw explained that they follow state firecode regulations regarding proximity to the surrounding areas and roads; adding that the hours of operation would run from 9:00-9:00. Mrs. Duffy had concerns about the tent not being secured to the ground. Mr. Shaw confirmed that the tents will be secured on each corner and along the sides with drums filled with 55 gallons of water. Mr. Shaw assured that there would be 24-hour private security on site and that safety measures would be taken.

Sean Smith, Fire Official, stated that originally, he had some concerns; however, in consultation with the Division of Fire Safety, he has been advised to ensure that the proper permits are taken out and that Keystone Fireworks follows the National Fire Protection Agency Code Book, specifically addressing the transportation and storage of fireworks and pyrotechnic materials. Mr. Smith advised that he has compiled a list of applicable codes that will be used during inspections, that Keystone must conform to. Mr. Smith concluded that he had no opposition to the application at this time should the Committee decide to approve the request.

***A MOTION*** was Mrs. Fort to approve this application, seconded Mr. Albanese and on Roll Call vote the following was recorded:

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

2. ***An Ordinance Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Renewable Energy Facilities***

Attorney Dragan advised that this ordinance is not in the correct format therefore she requested to defer this matter to the next meeting.

**NEW BUSINESS**

1. ***Readington Township School District Budget Presentation 2018-19***

Dr. William Dafabiis, Interim Superintendent, provided a slide presentation of the proposed 2018-19 school year. Dr. Fabiis highlighted the budget goals which included 1) fiscally responsible budget that address the educational needs of the students; 2) balance class size guideline with scheduling efficiencies; 3) enrich student's academic experiences; and 4) continue to implement the districts Strategic Plan. Dr. Dafabiis also discussed the impact of the declining enrollment, outsourcing special education and the overall need for increased security and safety. Dr. Defabiss affirmed that the school tax levy for 2018-19 represents a 4.4% increase.

Deputy Mayor Fort asked if the school district has any intention of closing a school building. Deputy Mayor Fort commented on the increased transportation costs. Deputy Mayor Fort also questioned if there is a point in special education, with the high costs of out of district children, where the students can be brought back into a special education classroom in the Readington school.

Mayor Smith pointed out that the combination of the County, Municipal, Hunterdon Central and Readington School District increases could cost a \$400,000 home \$382 more in taxes this year and expressed concern as to what will happen next year.

2. ***Highlights of Tree Seedling Giveaway / 3<sup>rd</sup> Grade Thank You Letters***

Juergen Hulsebusch, Chair of the Open Space Advisory Board, gave a brief overview of the annual tree seedling giveaway. Mr. Hulsebusch continued that this year they received 2100 seedlings, giving out 1500 to local residents and 360 to the third graders in the Three Bridges and the Whitehouse School. Mr. Hulsebusch reported that in kind the students at the school sent thank you notes to the Open Space Advisory Board. Mr. Hulsebusch also thanked all those involved in making the tree seedling giveaway a successful program.

3. ***An Ordinance to Provide for the Conveyance of an Easement on a Portion of Block 34, Lot 8 (County 523) in the Township of Readington, County of Hunterdon and State of New Jersey to the County of Hunterdon for Road Right of Way Purposes***

The following ordinance was offered for introduction:

***AN ORDINANCE TO PROVIDE FOR THE CONVEYANCE OF AN EASEMENT ON A PORTION OF BLOCK 34, LOT 8 (COUNTY ROUTE 523) IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO THE COUNTY OF HUNTERDON FOR ROAD RIGHT OF WAY PURPOSES***

***ORDINANCE #08-2018***

***WHEREAS***, the Township of Readington (“Township”) is the owner of Block 34, Lot 8 which is adjacent to County Route 523 in Whitehouse Station; and

***WHEREAS***, Block 34, Lot 8, along with other adjacent properties owned by the Township, is the subject of an application for a proposed municipally-sponsored affordable housing development; and

***WHEREAS***, as part of its review of the application of the proposed affordable housing development, the County of Hunterdon requires a 7' foot wide road right-of-way easement along the portion of Block 34, Lot 8 bordering County Route 523; and

***WHEREAS***, in accordance with N.J.S.A. 40A: 12-13 and 13.4 , et seq., the Township of Readington is authorized to convey interests in real property to the County of Hunterdon for nominal consideration if the Township determines that such property is not needed for municipal purposes; and

***WHEREAS***, given the affordable housing development proposed on the property and its location with respect to the adjacent County-owned road, the Township Committee agrees that the portion of Block 34, Lot 8 in question is not specifically needed for municipal purposes but is needed for public health, welfare and safety purposes as administered and maintained by the County of Hunterdon.

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

**SECTION 1.** The preamble to this ordinance is incorporated and made a part hereof as if set forth at length.

**Ordinance #08-2018 cont'd:**

**SECTION 2.** A seven (7') foot wide Easement for public right of way purposes is hereby authorized to be dedicated to the County of Hunterdon on that portion of Block 34, Lot 8 which adjoins County Route 523 for a nominal consideration (\$1.00).

*A legal description of the right-of-way to be dedicated to the County of Hunterdon is more particularly set forth in the proposed easement document on file in the office of the Readington Township Clerk, at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, N.J*

**SECTION 3.** Pursuant to N.J.S.A. 40A: 12-13.4, if it shall be determined by the Township that the lands so dedicated for road right-of-way purposes have ceased to be used by the County for the public purposes described above, then the easement shall revert back to the municipality.

**SECTION 4.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

**SECTION 5.** This ordinance shall take effect immediately upon final adoption and publication according to law. This ordinance shall be recorded with the Hunterdon County Clerk, as well as the Deeds.

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

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

*The Public Hearing was scheduled for June 18, 2018 at 7:45 p.m.*

4. **Release of Driveway Bond / Wilmark Building Contractors (Block 4, Lot 57.03)**

Mayor Smith recused himself from the matter due to conflict of interest.

Deputy Mayor Fort took over the meeting.

A **MOTION** was made by Mrs. Duffy to refund the driveway bond for Block 4, Lot 57.03, 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

\* 5. **Resolution Authorizing Morris County Cooperative Purchases (Campbell Foundry Company / Catch Basins & Manhole Castings)**

This matter was addressed under the Consent Agenda.

\* 6. **Resolution Authorizing Morris County Cooperative Purchases (Chemung Supply Corporation / Drainage Pipe)**

This matter was addressed under the Consent Agenda.

- \* 7. ***Resolution Authorizing State Contract Cooperative Purchase*** (PlayPower LT Farmington / Little Tykes Playground Equipment)

This matter was addressed under the Consent Agenda.

- \* 8. ***Special Events Permit Application / Pelican Swim & Ski*** (May 28<sup>th</sup> → June 15<sup>th</sup>)

This matter was addressed under the Consent Agenda.

- \* 9. ***Special Events Permit Application / Stephen & Kathy Bugglin*** (August 11<sup>th</sup>)

This matter was addressed under the Consent Agenda.

### **ADMINISTRATOR'S REPORT**

Administrator Mekovetz reported that the Township received a letter from Tony Porto, County Tax Board Administrator, advising that the Township will be required to do a re-evaluation within the next year.

### **ATTORNEY'S REPORT**

Attorney Dragan reported there was a letter from Attorney Glen Pantel requesting to continue the cemetery hearing on July 2<sup>nd</sup>. The Committee concurred that they would like alternative dates.

### **COMMITTEE REPORTS**

#### **JOHN ALBANESE**

Mr. Albanese reported that Recreation will be hosting their *Summer Spectacular* at Summer Road Park on June 26<sup>th</sup> from 5:00-10:30 p.m. including a movie under the stars, miniature golf, ice skating and more.

#### **M. ELIZABETH DUFFY**

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

#### **BETTY ANN FORT**

Deputy Mayor Fort reported that the Museums just finished up with the third-grade program and thanked Officers Ferreiro and Heycock and their dogs for the K-9 demonstration.

#### **JONATHAN HELLER**

Mr. Heller reported that the Louglin property was signed off and they are waiting for the next eagle scout project to put a trail through there and added that the Township picked up the donated trusses discussed at the last meeting.

Attorney Dragan advised that the Township will need to adopt an ordinance to accept the donation.

#### **BEN SMITH**

Mayor Smith stated that he had nothing further to report.

***COMMENTS FROM THE PUBLIC***

Andrew Kokinda, Tunis Cox Road, commented on an abandon house on his street and provided pictures to the Committee in the hopes of igniting a discussion for an abandoned property ordinance.

Lori Potter, Tunis Cox Road, commented that she has been in contact with the Zoning Officer on this same property and wanted to know if there was an ordinance to mandate the maintenance of the property.

Bill Begosh, Tunis Cox Road, questioned if a house is vacant, is it not governed by any building codes.

Donna Simon, Witherspoon Street, thanked Deputy Mayor Fort for asking the Board of Education to present the 2018-19 budget, despite the budget having been already approved in March. Mrs. Simon stated that the school board increase went over the 2% levy cap without voter approval and requested consideration from the Committee to reinstate school board elections for future voter approval.

Kim Broten, Dogwood Drive, commented that there is also a house on County Road 523 that is in disrepair. Mrs. Broten commented on the proposed fireworks sales and opined that they were safe.

***COMMENTS FROM THE GOVERNING BODY***

Mayor Smith reminded everyone to go out and vote tomorrow at the Primary Election.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 9:39 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