

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING – April 20, 2020**

Mayor Heller *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 J. Heller, Deputy Mayor J. Huelsebusch, Mr. J. Albanese, Mrs. BA Fort and Mr. B. Smith

ALSO PRESENT: Administrator V. 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

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Personnel Matters	Personnel	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
PSE&G Temporary Road Access..... Agreement	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • April 6, 2020	Attorney-Client Privilege.....	“ “ “
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.....	“ “ “

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 Mr. Smith to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:30 p.m.

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

Executive Session:

Personnel / Personnel Matters

Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / PSE&G Temporary Road Access Agreement

Mayor Heller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 6, 2020

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 6, 2020 for content only, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Heller 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 Heller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Heller 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.*

Mr. Broten, Dogwood Drive, requested to remove *Results of Bond Anticipation Note Sale Bid, General Improvement Bond Sale Bid and Payment of Bills* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meeting of April 6, 2020

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

Mr. Albanese	- Aye
Mrs. Fort	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Heller	- 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 Mr. Smith 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:

2020 Municipal Budget

Administrator Mekovetz gave a brief overview of the 2020 Budget, highlighting some of the increased revenues and appropriations for the year.

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

Mr. Smith provide a brief explanation on the additional increase in the capital improvement fund to be used towards funding down payments on capital items.

Mayor Heller added that reducing the bonding will also reduce paying interest on purchases in the years to come.

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

Mr. Broten, Dogwood Drive, inquired if there would be a significant increase in open space acquisitions in the coming year. Mr. Broten also questioned what is anticipated in the open space budget line item in the amount of \$50,000.

Paula Baldwin, Morning Star Road, commented on the increased tax rate over last year and asked the Committee to consider revisiting potential cuts to the budget in light of the current economy.

A MOTION was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

Administrator Mekovetz stated that due to the increase in state aid the Township is required to amend the budget.

2020 Municipal Budget / Amendment to the 2020 Municipal Budget

#R-2020-49

TOWNSHIP OF READINGTON

RESOLUTION TO AMEND 2020 BUDGET

WHEREAS, the local municipal budget for the year 2020 was approved on the 16th day of March 2020; and

WHEREAS, the public hearing on said budget has been held as advertised; and

WHEREAS, it is desired to amend said approved budget,

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, that the following amendments to the approved budget of 2020 be made:

Resolution #R-2020-49 cont'd:

CURRENT FUND	<u>From</u>	<u>To</u>
GENERAL REVENUES		
1. Surplus Anticipated	\$1,900,000	\$1,897,850
Total Surplus Anticipated	1,900,000	1,897,850
3. Miscellaneous Revenues		
(B) State Aid Without Offsetting Appropriations		
Garden State Trust Fund	3,962	6,112
Total Section (B): State Aid Without Offsetting Appropriations	1,425,673	1,427,823
Total Miscellaneous Revenues		
5. Subtotal General Revenues	3,169,925	3,172,075
7. Total General Revenues	\$21,507,705	\$21,507,705

BE IT FURTHER RESOLVED, that two certified copies of this resolution be filed forthwith in the Office of the Director of the Division of Local Government Services for certification of the 2020 local municipal budget so amended.

A **MOTION** was made by Mr. Smith to adopt this resolution amending the 2020 Municipal Budget, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

A **MOTION** was made by Mr. Smith to adopt the amended 2020 *Municipal Budget*, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

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

Mayor Heller stated that this ordinance brings all the ordinances into compliance in order to get the Fair Share Housing plan approved.

Mayor Heller 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 Mr. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Repealing and Replacing Chapter 137, Housing, Affordable, Article III "Municipal Housing Liaison" of the Code of the Township of Readington and Chapter 148, Article XI, Section 148-111 "COAH Development Fees", Chapter 148, Article XIII "Affordable Housing" and Amending Article II "Definition of Terms" Section 148-9 "Definitions" 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 #09-2020***

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

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

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

Clerk read by Title:

An Ordinance to Adopt an Air Safety and Hazardous Zoning Ordinance

◆ ***Ordinance #10-2020***

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

Mayor Heller read a letter from Edward R. Nagle, High Ridge Court, dated April 6, 2020 (on file in the Municipal Clerk's office) into the record. Mayor Heller noted that this letter does not reflect the position of the Township.

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

Bob Schoenfeld, Oldwick Road, commented that he was unsure of the purpose of the ordinance and requested an explanation as to the requirement of the ordinance.

John Broten, Dogwood Drive, commented on the language of "airport hazardous area" as there is no definition that speaks to this in the ordinance.

Paula Baldwin, Morning Star Road, commented on the letter written by Edward Nagle and indicated that he has valid points that should be addressed.

A ***MOTION*** was made by Mrs. Fort to adjourn the Public Hearing to the next meeting, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

CORRESPONDENCE / OTHER INFORMATION

1. Public Notice from Guliet Hirsch, Esq., Archer & Greiner, PC, Attorney for Pleasant Run LLC ***regarding Amended Preliminary Site Plan and Amended Final Site Plan of Pleasant Run, LLC (Profeta Farms)***. No action taken.

NEW BUSINESS

1. Results of \$12,984,000 Bond Anticipation Note Sale Bid

Mr. Broten requested that an explanation be provided for the Bond Anticipation Note Sale and General Improvement Bond Sale Bid results.

Bidder	Coupon	Premium	NIC	NIC in \$	Rank
TD Securities LLC	1.50%	\$ 62,193.36	1.0210%	\$132,566.64	1
Piper Sandler & Co	2.00%	\$ 67,257.12	1.4820%	\$192,422.88	2
Jefferies LLC	2.50%	\$112,311.60	1.6350%	\$212,288.40	3
Oppenheimer & Co	2.50%	\$110,626.00	1.6480%	\$213,974.00	4

A **MOTION** was made by Mr. Smith to approve the Bond Anticipation Note Sale, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

2. Results of \$6,121,000 General Improvement Bond Sale Bids

Bidder	Premium	Gross Interest	Net Interest	TIC	Rank
Robert W Baird & Co Inc	\$213,123.39	\$1,941,135.01	\$1,728,011.62	2.354349%	1
Roosevelt & Cross Inc	\$157,727.79	\$1,895,180.71	\$1,737,452.92	2.380119%	2
BNY Mellon Capital Markets	\$371,488.24	\$2,203,940.43	\$1,832,452.19	2.460439%	3
Janney Montgomery Scott	\$417,690.65	\$2,313,584.89	\$1,895,894.24	2.527497%	4
Huntington Securities, Inc	\$177,130.14	\$2,109,561.61	\$1,932,431.47	2.638125%	5

A **MOTION** was made by Mr. Smith to approve the General Improvement Bond Sale, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

3. Resolution to Approve Deed Restriction for Affordable Housing Unit known as 181 Aster Court (Block 34, Lot 36.181)

Attorney Dragan noted that there was no asterik "*" beside this item listed under the Consent Agenda and requested that the vote be recorded.

The following resolution was offered for consideration:

#R-2020-50

**TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON
RESOLUTION**

BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey hereby approves the deed restriction for affordable housing purposes contained in the proposed Deed from Kathleen M. Riley to Tina Ann Schwarz for property known as Block 34, Lot 36.181 on the official Tax map of Readington Township, also known as 181 Aster Court, together with all required mortgage and closing documents given to the Township of Readington as necessary for the sale of the property for use as affordable housing; and.

BE IT FURTHER RESOLVED, that the Readington Township Mayor and/or Deputy Mayor, Township Administrator/Clerk, Township Housing Officer and Township Attorney, as applicable, are authorized to execute and deliver such deed, and all other documents, instruments and papers and to take any and all other action as they or any of them deem necessary or appropriate for the purpose of transferring the aforesaid property for affordable housing purposes in accordance with the regulations known as the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and any amendments thereto. In the event that any corrective documents are required to be placed of record in the future for the Township to receive the proper affordable housing credits under the Township's third round fair share plan, they are also authorized.

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

A **MOTION** was made by Mr. Smith to adopt this resolution, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

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

JOHN ALBANESE

Mr. Albanese reported that the Planning Board will be holding their virtual online meeting next Monday.

Mr. Albanese reported that Recreation is continuing to orchestrate creative "stay at home" activities and announced that the trail by Lake Cushetunk was opened last week.

Mr. Albanese further reported that Social Services is diligently working, in conjunction with the Department of Public Works, to assist those in need with food donations and gift cards.

BETTY ANN FORT

Mrs. Fort reported that she was on a conference call with the Office of Emergency Management Director, Frank Veneziale and the Chiefs of Emergency Services for a status update on the pandemic.

Mrs. Fort also praised the efforts of Chris Dey, Social Services Director, who was also working with the Emergency Service staff for any needed assistance.

JONATHAN HELLER

Mayor Heller spoke to the necessity of keeping the parks closed at this time for the safety of all residents but reminded everyone that the trails are still open for walking.

Mayor Heller also thanked all Municipal employees on keeping the Township moving during these difficult times and the Emergency Services for keeping residents safe.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch shared that in his communication with the Chief Medical Officer at Hunterdon Medical Center, Hunterdon Medical Center is currently stocked with personal protective gear.

BENJAMIN SMITH

Mr. Broten, Dogwood Drive, inquired about a line item on the bill list, *Gebhardt & Kiefer* in the amount of \$52,000 regarding the Solberg appeal.

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	0-01	\$ 633,156.63
SEWER APPROPRIATIONS	0-02	\$ 234.00
CURRENT FUND	9-01	\$ 3,563.05
TRUST FUNDS	X-03	\$ 62,744.96
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 743,969.56
PAYROLL DEDUCTIONS	X-06	\$ 302,392.85
2014 CAP IMPROVEMENTS	X-14	\$ 1,120.00
2018 CAP IMPROVEMENTS	X-18	\$ 5,700.81
TOTAL OF ALL FUNDS		\$ 1,752,881.86

A MOTION was made by Mr. Smith to approve the bill list, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC

Adam Mueller, Pine Bank Road, inquired if the Township was still collecting plastic bags for recycling.

Andrew Roth, County Road 523, asked how the ordinance replacing Chapter 137 adopted this evening will enable the Township to meet their affordable housing obligations.

John Broten, Dogwood Drive, inquired if the passwords for future meetings could be posted to the agenda.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, **A *MOTION*** was made by Mr. Albanese at 8:50 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