

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

Mayor Heller *calls the meeting to order at 5:30 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, Deputy Township Clerk K. Parker

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..... Information will remain confidential
Agricultural Lease and Maintenance..... Agreement / Block 74, Lot 4	Contract Negotiations	“ “ “
Maintenance Agreement / Block 66, Lots 2 & 3	Contract Negotiations	“ “ “
Grant Agreement / NJDEP	Contract Negotiations	“ “ “
Gerison Associates / Block 38, Lot 38.01..	Contract Negotiations	“ “ “
Executive Session Minutes..... July 6, 2020	Attorney-Client Privilege.....	“ “ “
Affordable Housing..... Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 (Solberg Aviation).....	Potential Litigation..... Litigation.....	“ “ “
388 Readington Realty Holdings, LLC ... vs. Twp of Readington	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.”

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 / Agricultural Lease and Maintenance Agreement / Block 74, Lot 4

A **MOTION** was made by Mrs. Fort to approve the agreement as amended, 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

Contract Negotiations / Maintenance Agreement / Block 66, Lots 2 & 3

Mayor Heller recused himself from this discussion since he is an adjacent property owner.

A **MOTION** was made by Mrs. Fort to approve the maintenance agreement, 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	- Recused

Contract Negotiations / Grant Agreement / NJ Department of Environmental Protection

The following resolution was offered for consideration:

#R-2020-69

***RESOLUTION AUTHORIZING GRANT AGREEMENT BETWEEN READINGTON TOWNSHIP
AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF
ENVIRONMENTAL PROTECTION / GRANT IDENTIFER A:Q20-158***

The Governing Body of the Township of Readington desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$6,000.00 to fund the following project:

The purchase, installation, and maintenance of 1 Level 2 dual-port ChargePoint charging station located at 509 Route 523, Whitehouse Station, NJ 08889

Resolution #R-2020-69 cont'd:

Therefore, the governing body resolves that Jonathan Heller or the successor to the office of the Mayor is authorized (a) to make an application for such a grant, (b) if awarded, to execute a grant agreement with the State for a grant in an amount not less than \$0.00 and not more than \$6,000.00 and (c) to execute any amendments thereto.

The Readington Township Committee authorizes and hereby agrees to match 0% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified. 0% of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).

The Grantee agrees to comply with all applicable Federal, State, and municipal laws, rules and regulations in its performance pursuant to the agreement.

A MOTION was made by Mrs. Fort 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

Contract Negotiations / Gerison Associates / Block 38, Lot 38.01

A MOTION was made by Mrs. Fort to approve the contract to purchase this property, 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

The following resolution was offered for consideration:

#R-2020-70

RESOLUTION IN SUPPORT OF AN APPLICATION TO ASSIST IN FUNDING FOR THE ACQUISITION OF BLOCK 38, LOT 38.01 FOR OPEN SPACE PURPOSES

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

1. The Township Committee intends to pursue the purchase of property known as Block 38, Lot 38.01, consisting of approximately 28.7 +/- acres of vacant land located at 25A Coddington Road in the Township of Readington, County of Hunterdon (hereinafter “the Property”) and to own and manage it for open space, conservation and recreation purposes. To that end, the Township Committee supports and authorizes the making of an application by Hunterdon Land Trust to the County of Hunterdon for Cooperative Open Space Acquisition Assistance funding to assist in the acquisition of the Property.
2. This acquisition is subject to the Township successfully entering into a contract with the owner of the Property and the adoption of all ordinances necessary to authorize the acquisition and funding to be expended by the Township so that the transaction may proceed.

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

A **MOTION** was made by Mr. Huelsebusch 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

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

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of July 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.

Litigation / 388 Readington Realty Holdings, LLC vs. Twp. of Readington (from the meeting of July 6, 2020)

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.

Mrs. Fort requested to remove *Approval of the Minutes* from the Consent Agenda.

Mayor Heller requested to remove *Item # 2* from the Consent Agenda.

Alan Harwick, Old Highway 28, requested to remove *Items #1, 4, and 5* from the Consent Agenda.

1. * ***Release of Police Escrow / Telecable Inc.***
2. * ***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	\$ 549,749.76
SEWER APPROPRIATIONS	0-02	\$ 1,957.70
TRUST FUNDS	X-03	\$ 48,645.86
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,276.25
PAYROLL DEDUCTIONS	X-06	\$ 206,374.99
DUE TO STATE OF N	X-09	\$ 650.00
TOTAL OF ALL FUNDS		\$ 810,654.56

A **MOTION** was made by Mr. Smith to approve the Consent Agenda (*with the removal of the requested items*), 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

APPROVAL OF MINUTES of meeting of July 6, 2020

Administrator Mekovetz stated that minutes should be amended to clarify the position of incoming Administrator Sheola as part-time Administrator/Qualified Purchasing Agent.

A **MOTION** was made by Mr. Albanese to approve the minutes as amended, seconded by Mrs. Fort 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

John Broten, Dogwood Drive, commented on the purpose of acquiring the Gerison Associates property, further inquiring if this property is the same as the Fitzgerald property previously listed on agendas.

Kristen Doyle, County Road 523, commented that she is in support of acquiring the Gersion Associates property as open space.

Adam Muller, Pine Bank Road, stated that he also supports the acquisition of the Gerison property and thanked the Committee for the acquisition.

Scott Scammell, Dreahook Road, inquired about the purchase price of the Gerison property.

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:

**AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF
READINGTON TO LIMIT THE USE OF SINGLE -USE PLASTIC BAGS, POLYSTYRENE
FOAM CONTAINERS AND PLASTIC STRAWS BY BUSINESSES**

ORDINANCE #22-2020

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

There were none.

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

Kristen Doyle, County Road 523, stated that she was fully in support of this ordinance.

Neil Hendrickson, Glenmont Road, stated this ordinance is similar to those passed in other towns and in the event that the State comes up with a statewide ordinance, that would supersede this ordinance.

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

Clerk read by Title:

AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF READINGTON TO LIMIT THE USE OF SINGLE -USE PLASTIC BAGS, POLYSTYRENE FOAM CONTAINERS AND PLASTIC STRAWS BY BUSINESSES

ORDINANCE #22-2020

A **MOTION** was made by Mrs. Fort to adopt this ordinance, 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

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:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON REPEALING ORDINANCE #21-2020 ADOPTED ON JUNE 15, 2020 AND REPLACING IT WITH AN ORDINANCE ENTITLED “AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 OF THE CODE OF READINGTON TOWNSHIP ENTITLED “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-1 DISTRICT (ARAH-1)

ORDINANCE #23-2020

Attorney Dragan explained that this ordinance was previously adopted; however, due to some technicalities during the COVID pandemic some portions needed to be amended.

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

There were none.

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

There were none.

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

Clerk read by Title:

AN ORDINANCE OF THE TOWNSHIP OF READINGTON REPEALING ORDINANCE #21-2020 ADOPTED ON JUNE 15, 2020 AND REPLACING IT WITH AN ORDINANCE ENTITLED “AN ORDINANCE OF THE TOWNSHIP OF READINGTON TO AMEND THE ZONING MAP AND ARTICLE IV “DISTRICT REGULATIONS” OF CHAPTER 148 OF THE CODE OF READINGTON TOWNSHIP ENTITLED “LAND DEVELOPMENT”, TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS AGE-RESTRICTED AFFORDABLE HOUSING-1 DISTRICT (ARAH-1)

ORDINANCE #23-2020

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

CORRESPONDENCE / OTHER INFORMATION

1. Public Notice for Virtual Hearing Branchburg Township Board of Adjustment regarding **Application of PSE&G Branchburg Switch to Pleasant Valley Switch Transmission Project**. No action taken.
2. Public Notice for Virtual Hearing for Township of Readington Planning Board regarding **Readington Brewery, LLC seeking Preliminary and Final Site Plan Approval, Conditional Use Permit, "c" Variances or Exceptions to Construct a Limited Brewery Facility to be used for both Brewing and Public Sale of Beer in Conjunction with the Existing Agricultural Uses**. No action taken.
3. Notice to Public Service Electric and Gas Company Customers in the **Matter of the Petition of PSE&G Company to Modify its Manufactured Gas Plant Remediation Component within its Electric Societal Benefits**. No action taken.
4. Notice from Kevin Corbett, President & CEO, New Jersey Transit Corporation regarding **NJ Transit Corporation Fiscal Year 2020 Request for Federal Financial Assistance**. No action taken.
5. Letter from Collen Foley, Esq., Saul Ewing, Arnstein & Lehr, dated July 13, 2020 in the **Matter of the Petition of Aqua New Jersey, Inc. for Approval of an Increase in Rates for Wastewater Service and Other Tariff Charges**.
5. Resolution of the Township of West Milford, County of Passaic, State of New Jersey **Supporting High Speed Internet Accessibility**. No action taken.

OLD BUSINESS

1. **Permit Hunting Program**

Mrs. Fort read her proposals for the Permit Hunting Program as follows:



PROPOSALS FOR THE PERMIT HUNTING PROGRAM

I. Pilot Program

Basis-The TC agreed to pilot this program last year based on the belief, as we had been told, that there were a lot of Readington residents who wanted to hunt locally. The theory was that if it was convenient, they would hunt more and therefore kill more deer. It was agreed that it would be bow only.

- a. We got 8 hunters
- b. They killed 19 deer, which unfortunately is not even measurable

We allowed 4 properties.

It was to be only for Readington residents. I am not in favor of opening it up to outsiders, where it would be very easy to lose control.

The Committee has not even evaluated last year's program to determine whether it was a success and whether it should be continued, expanded or eliminated.

II. Reality

We all (I believe) acknowledge that there is a deer problem in Readington, an issue we share with many other New Jersey communities. If the goal is to keep ahead of breeding, and to make a measurable difference, hunting alone can't do the job.

Dr. Jay Kelley and others are working with the Doris Duke Foundation to reduce the deer population at the Duke Estate. They are using hunters to **MAINTAIN** the population AFTER having had professional sharpshooters come in and greatly reduce the population.

We need a comprehensive program, which may cost the Township some money, and which will include hunting, but it's pretty clear hunting alone is not enough.

Some suggestions for including in the program:

- More exclosures
- A program for volunteers to raise saplings on private property to a size where they can be safely transplanted into woods and open space. (Foster Tree Parent Program)
- Contraceptives
- Closing ALL Township properties for two weeks a year for active hunting
- Hiring Sharpshooters

III. Proposal and Conclusion

I have long been a supporter of preserving open space in Readington, and this year, with the COVID pandemic and people staying home, I was amazed at how widely used and appreciated these open space parcels were to Readington taxpayers. Because we haven't conquered the virus and returned to normal, I am tempted to propose that we suspend hunting for this year so residents can walk, hike and ride on these properties. However, that would probably be met with groans by the small number of residents who want to hunt these properties. So what I am proposing is that we keep the four properties that were permit hunted on the list

- Pleasant Run Greenway (bow only),
- Whitehouse Greenway {bow only)
- Merck Donation Rt.523 north (bow and shotgun)
- Cushetunk Nature Preserve, west of the creek (bow and shotgun)

I suggest we add:

- the Gallo property (bow only)
- the Vislocky property (bow only)
- Chambers Brook (bow only)
- Route 202 North-former Durso property (bow and shot gun)

Unless there is a tremendous increase in the number of hunters, this should allow for growth. If there is such an increase, the Township Committee would look at the need for adding another property. It is certainly obvious to me that more hunters kill more deer, not more properties, and I believe it is not fair to tie up 10-12 Township properties for a small number of hunters. Some of the proposed properties are very new and have just had volunteers work hard to construct trails.

Properties for possible expansion (bow only):

- 202 South (30 acres)
- Lorenzen (22 acres)
- Saums (40 acres)

~~~~~

Mrs. Fort concluded that she would like to propose the four (4) properties from last year plus two (2) of the earlier properties for bow only and the other two (2) properties for bow and shot gun. Mrs. Fort suggested putting a resolution together with the amendments to the recommendations from the wildlife subcommittee as outlined in her letter.

Attorney Dragan pointed out that last year they were told by the head of Department of Environmental Protection (DEP) that Green Acres properties must be open to all residents and she would need a specific plan with regard to the order as listed in the “participation” recommendations. Attorney Dragan further advised that the proposal for opening up the program to individuals be sent to the both Fish and Wildlife and Green Acres. There was also some discussion about the feasibility of a maintenance contract instead.

Mrs. Fort maintained that when the permit program was initiated it was assumed that the Readington residents would be the individuals hunting the properties, expressing concern about opening the program up to any individuals hunting on Township preserved properties. Mayor Heller indicated that the Township must legally offer the properties to all state residents.

Mr. Smith noted that the Township is contributing to the deer population by not hunting. Mayor Heller opined that the hunting program that the Township has been running in past years has not been effective.

Mrs. Fort offered to continue with the four properties from last year, adding four new properties and following the Green Acres guidelines. Mr. Huelsebusch proposed getting more qualified hunters into the program (preferably local residents), adding more adjacent parcels for hunting, a more refined permit program and stated that he supports advancing the wildlife subcommittee recommendations with timely monitoring of the program.

Mrs. Fort stated that the open space properties are enjoyed and paid for by all residents and she could not support opening that many open space properties for hunting, basically from the fall through the winter. Mrs. Fort continued that merely putting more land into the program is not the answer and wanted to see justification for adding these additional properties. Mayor Heller responded that since time is of the essence and drastic changes cannot be made at this time, a suggestion would be to move forward with the program and vote on the four properties. Mrs. Fort expressed concern on adding the Holland Brook Headwaters property since houses are surrounding the entire property.

Mrs. Fort proposed adding the following properties at this time: *Gallo* (Block 39, Lot 10 – bow only), *Vislocky* ( Block 25, Lot 20 – bow only), *Chambers Brook* (Block 39, Lot 14.02- bow only) and *Route 202 N*, formerly the *Durso* property, (Block 96, Lot 18.03- bow and shotgun). The Committee concurred that they were in agreement with the four (4) properties. Mr. Huelsebusch maintained that while he supports this vote, it still does not follow the recommendation of the wildlife subcommittee and questioned why bow and shotgun would be limited to a few properties. Mrs. Fort added that if they find more hunters are interested in the shotgun properties, the Township will revisit the program. Mayor Heller opined that this will not be effective, and more hunters will be needed.

A **MOTION** was made by Mr. Huelsebusch to approve the recommended wildlife subcommittee program, seconded by Mr. Smith. No vote was taken.

Mrs. Fort indicated that she would support a motion to include the four (4) new properties plus the four old properties as listed, for eight (8) in total, allow shotgun on the Merck, Cushetunk Nature Preserve and the Route 202 N property and make some change to the technicality of the others to allow the Committee to start moving forward with the program. Mrs. Fort continued that then the Committee could work together with wildlife subcommittee in terms of standards and procedures.

Mayor Heller offered to take a vote on the program without the properties and then vote on each property individually. Attorney Dragan advised that if the Committee votes on program subject to working out legal aspects, what is *not* being approved needs to be listed, and if the properties are not listed, then the Township will be working with an amended program.

Attorney Dragan further advised that the preferences of participants should be addressed in addition to the issue of the how the harvesting donation is characterized. Administrator Mekovetz stated that the butchering program was set up last year with a purchase order to pay for the harvesting; however, nothing was ever submitted to the Township. Attorney Dragan further opined permanent deer stands cannot be left on open space properties since it would be considered an individual use of public property. Administrator Mekovetz inquired if the Committee can vote on the program without the properties as we do in the bid program and each property can be voted separately.

Mrs. Fort concluded that there should be a firm policy addressing the motorized vehicles for handicapped individuals only. Mr. Sheola pointed out that a clause should be written in the contract indicating that any individual with a handicap must have a valid motor vehicle commission placard. Mrs. Fort maintained that the recording of data should come back to the Township since it also involves the hunting clubs and if the clubs do not report back there should be penalty. Mayor Heller inquired if standardized signs are currently in place.

A **MOTION** was made by Mr. Smith to approve the program recommended by the wildlife subcommittee with the modifications as discussed, exclusive of the properties, 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 |

Mayor Heller stated that both of the Lorenzen properties should be removed under the advice of Attorney Dragan wherein the contract there is a clause with “no hunting 600 ft from the residence.”

Mr. Huelsebusch explained that upon reviewing the NJ maps, the 8.5 acre parcel of Lorenzen property right next to the deer enclosure, can be bow hunted since it is about 650-700 ft away. Mr. Huelsebusch added that the other Lorenzen parcel could be hunted since it is even more remote.

A **MOTION** was made by Mr. Huelsebusch to list the following properties for the 2020 Deer Permit Program, seconded by Mr. Smith and on Roll Call vote the following was recorded:

**Holland Brook Headwaters** ( Block 45, Lot 26.06)

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

Mrs. Fort suggested limiting the number of properties to a maximum of ten (10) and if more hunters apply to the program, the Committee can always add properties to the program.

Mayor Heller stated that the Committee should approve the properties and depending on the number of hunters the properties, can be selectively chosen.

Mayor Heller explained that the Taylors Mill property should be removed because it is in close proximity to the Wittemore Preserve.

**Taylors Mill Road (Block 3, Lots 3 & 3.01)**

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

**Saums (Block 74, Lot 4)** *shotgun and bow for the wooded portion*

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

**Route 202 N (Block 96, Lot 18.03)** *shotgun and bow*

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

**Route 202 S (Block 76, Lot 3)** *bow only*

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

**Lorenzen (Block 44, Lot 4.04)** *bow only*

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

**Lorenzen (Block 44, Lot 4.03)** *bow only*

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

Mayor Heller advised that the approved properties should be listed in priority order starting with original new four properties discussed earlier. Mr. Albanese, Mr. Smith and Mrs. Fort requested that Holland Brook Headquarters should be considered last. Mr. Albanese voiced agreement with permitting the wildlife subcommittee to prioritize the remaining properties.

Mrs. Fort stated that since the wildlife subcommittee will be moving forward with the program she would like to see some of the points and comments discussed earlier such as the motorized vehicles, communication with the hunting clubs only in the presence of the Administrator and data reporting formalized in writing to reflect those changes.

**NEW BUSINESS**

1. ***An Ordinance of the Township of Readington Amending Ordinance #15-2020 Adopted on May 4, 2020 Entitled "An Ordinance to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" to Create a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing-2 District (MFAH-2)***

The following ordinance was offered for introduction:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING ORDINANCE #15-2020 ADOPTED ON MAY 4, 2020 ENTITLED "AN ORDINANCE TO AMEND THE ZONING MAP AND ARTICLE IV "DISTRICT REGULATIONS" OF CHAPTER 148 "LAND DEVELOPMENT" TO CREATE A NEW INCLUSIONARY HOUSING ZONE ALSO KNOWN AS THE MULTI-FAMILY AFFORDABLE HOUSING -2 DISTRICT (MFAH-2)***

***Ordinance #24 -2020***

***WHEREAS***, at a public hearing held on May 4, 2020 the Township Committee of the Township of Readington adopted Ordinance #15-2020 entitled "An Ordinance to Amend the Zoning Map and Article IV "District Regulations" of Chapter 148 "Land Development" to Create a New Inclusionary Housing Zone also known as the Multi-Family Affordable Housing-2 District (MFAH-2); and

***WHEREAS***, the purpose of this amendment is to correct the minimum density and tract size requirements in order to enable property within the MFAH-2 zone to be developed in accordance with the intentions expressed in the Township's Amended Housing Element and Fair Share Plan.

***NOW THEREFORE BE IT ORDAINED*** by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that the following amendments shall be made to Ordinance #15-2020 adopted on May 4, 2020, creating the Multi-Family Affordable Housing-2 District (MFAH-2) as follows (new language is underlined thus; language to be deleted is indicated via strike-out ~~thus~~):

***SECTION 1.*** Chapter 148-7.28 Multi-Family Affordable Housing-2 (MFAH-2) District.

**B. Purpose.**

The MFAH-2 District provides for the development of multifamily residential land uses with a portion of such housing restricted to occupancy by households of very low, low and moderate income. As an inclusionary zone, MFAH-2 provides for a gross density of ~~14.25~~ 18.5 dwelling units per acre and that 25% of the total number of dwelling units developed be available to qualifying households. The MFAH-2 Zone will create no less than 42 affordable dwelling units.

**F. Tract Requirements**

(1) Minimum Tract Size: The minimum tract size shall be ~~equal to the tract size of Block 81, Lots 2 & 3. All lands within the tract shall be included as part of a development application for development provided for herein. All proposals for land use and development/redevelopment within the tract shall be fully articulated within the development application~~ nine acres.

(2) Maximum permitted density: ~~14.25~~ 18.5 DU/Acre

***SECTION 2.*** All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

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

***SECTION 4.*** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Ordinance #24-2020 cont'd**

**SECTION 5.** If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

**SECTION 6.** This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.

**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. Fort       | - Aye |
| Mr. Huelsebusch | - Aye |
| Mr. Smith       | -Aye  |
| Mayor Heller    | - Aye |

*The Public Hearing was scheduled for August 3, 2020 at 7:45 p.m.*

**2. \* Recommendation of Award / Resolution Approving the Use of the Morris County Cooperative Pricing Council for Old Highway 28 & School Road Improvements**

Alan Harwick, Old Highway 28, questioned if the road improvements being done would also include some curbing and the time frame for the work being done.

The following resolution was offered for consideration:

**#R-2020-71**

**RESOLUTION APPROVING THE USE OF THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL (MCCPC) TO CONSTRUCT THE VARIOUS IMPROVEMENTS TO OLD HWY 28**

**WHEREAS**, The Township of Readington has been awarded FY 2020 New Jersey Department of Transportation (NJDOT) Municipal Aid in the amount of \$175,000.00 for the improvements to Old Hwy 28.

**WHEREAS**, The NJDOT has required a resolution from the Township approving the use of the MCCPC's Contract #6 – Road Resurfacing, and Contract #36 - Traffic Striping on Roadways to construct the various improvements to Old Hwy 28.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Township of Readington in the County of Hunterdon and state of New Jersey, formally approves the use of the MCCPC to construct the various improvements to Old Hwy 28.

**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 |

The following resolution was offered for consideration:

**#R-2020-72**

**RESOLUTION APPROVING THE USE OF THE MORRIS COUNTY COOPERATIVE PRICING COUNCIL (MCCPC) TO CONSTRUCT THE VARIOUS IMPROVEMENTS TO SCHOOL ROAD**

**WHEREAS**, The Township of Readington has been awarded FY 2020 New Jersey Department of Transportation (NJDOT) Municipal Aid in the amount of \$110,000.00 for the improvements to School Road.

**WHEREAS**, The NJDOT has required a resolution from the Township approving the use of the MCCPC’s Contract #6 – Road Resurfacing, Contract #18 – Tree Removal, Trimming & Stump Grinding Services and Contract #36 - Traffic Striping on Roadways to construct the various improvements to School Road.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Township of Readington in the County of Hunterdon and state of New Jersey, formally approves the use of the MCCPC to construct the various improvements to School Road.

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

3. \* **Resolution to Renew 2020/21 Alcoholic Beverage Control Licenses**

Mayor Heller inquired as to why not all holders of the liquor licenses were listed on the renewal resolution. Administrator Mekovetz explained that due to the pandemic the deadline for renewal has been extended to September 30<sup>th</sup> and not all licensees have paid their fees at this time.

The following resolution was offered for consideration:

**#R-2020-73**

**RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE LICENSE RENEWALS**

**BE IT RESOLVED**, by the Township Committee of the Township of Readington that the following Readington Township Alcoholic Beverage License Renewals for 2020-2021 be approved:

**PLENARY RETAIL DISTRIBUTION:**

| <u>LICENSE NUMBER</u> | <u>LICENSE HOLDER</u>         | <u>MUNICIPAL FEE</u> | <u>STATE FEE</u> |
|-----------------------|-------------------------------|----------------------|------------------|
| 1022-44-008-006       | Bishop & Bishop Bar & Liquors | \$2,500.00           | \$200.00         |
| 1022-44-015-004       | Readington Wine & Spirits LLC | \$2,500.00           | \$200.00         |

**PLENARY RETAIL CONSUMPTION:**

| <u>LICENSE NUMBER</u> | <u>LICENSE HOLDER</u> | <u>MUNICIPAL FEE</u> | <u>STATE FEE</u> |
|-----------------------|-----------------------|----------------------|------------------|
| 1022-33-003-007       | 215 White Liquors LLC | \$2,500.00           | \$200.00         |
| 1022-33-002-010       | Melinda McPhail       | \$2,500.00           | \$200.00         |

**Resolution #R-2020-73 cont'd:**

**CLUB:**

| <b><u>LICENSE NUMBER</u></b> | <b><u>LICENSE HOLDER</u></b>           | <b><u>MUNICIPAL FEE</u></b> | <b><u>STATE</u></b> |
|------------------------------|----------------------------------------|-----------------------------|---------------------|
| 1022-31-014-001              | Three Bridges Volunteer Fire Co 1 Inc. | \$ 150.00                   | \$200.00            |

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

4. \* ***Release of Police Escrow / Telecable Inc.***

This matter was addressed under the Consent Agenda.

5. \* ***Resolution Authorizing Morris County Cooperative Purchases (Brent Material Company / Drainage Pipe)***

The following resolution was offered for consideration:

**#R-2020-74**

**TOWNSHIP OF READINGTON  
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**, Brent Material Company, 325 Columbia Turnpike, Suite 308, Florham Park, New Jersey 07932 has been awarded the Morris County Cooperative Contract No. #7: Drainage Pipe for the period one (1) year, January 1, 2020 – December 31, 2020; 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.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Brent Material Company 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.

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

6. \* **Resolution Authorizing Morris County Cooperative Purchases (Morris Asphalt Company / Oil and Stone Treatment)**

The following resolution was offered for consideration:

**#R-2020-75**

**TOWNSHIP OF READINGTON  
RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES**

**WHEREAS**, the Township of Readington wishes to purchase Oil and Stone Treatment 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**, Morris Asphalt Company, Inc., P.O. Box 305, Lafayette, New Jersey, 07848 has been awarded Morris County Cooperative Contract No. #21 for Oil and Stone Treatment, for the period of one (1) year, January 1, 2020 – December 31, 2020; and

**WHEREAS**, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$150,000; 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 Morris Asphalt Company, Inc. be awarded a contract for Oil and Stone Treatment; 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.

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 reported that Patrick Ryan resigned from the Board of Adjustment.

A **MOTION** was made by Mr. Smith to accept the resignation of Patrick Ryan and send him a letter thanking him for his service, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.



A **MOTION** was made by Mrs. Fort to appoint Steve Nees as a full member (replacing Patrick Ryan) for a term to expire 12/31/20 and appoint Chad Maurer as the 1<sup>st</sup> Alternate (to fill the vacancy created by Steve Nees) for a term to expire 12/31/20, seconded by Mr. Albanese with a vote of ayes all, nays none recorded

Administrator Mekovetz read a brief statement announcing her retirement after 32+ years with the Township and thanked the Township Committees, present and past, professionals, volunteers and residents that she has had the opportunity to work with over the years.

Mayor Heller thanked Administrator for her service and loyalty to the Township and wished her the best in her retirement.

#### **ATTORNEY'S REPORT**

Attorney Dragan stated that Administrator Mekovetz has been a pleasure to work with over the years, adding that she will be missed.

#### **JOHN ALBANESE**

Mr. Albanese reminded everyone that the drive-in movie events will take place Monday, August 10<sup>th</sup> and Tuesday, September 1<sup>st</sup>. Mr. Albanese added that summer recreation camp is ongoing and all playgrounds are open.

#### **BETTY ANN FORT**

Mrs. Fort reported that the museums are still closed; however, virtual visits are ongoing.

Mrs. Fort stated the Administrator Mekovetz has been instrumental to the municipal building and thanked her for her professionalism, kindness, knowledge and her friendship to all.

#### **JUERGEN HUELSEBUSCH**

Mr. Huelsebusch reminded everyone to visit the Township website for updated volunteer sessions.

Mr. Huelsebush thanked Administrator Mekovetz for all that she has done.

#### **BENJAMIN SMITH**

Mr. Smith reported that the plastic bag program was successful in collecting enough plastic to earn Readington a park bench and encouraged other boards to sponsor the program for another bench.

Mr. Smith also praised the work of Administrator Mekovetz, thanking her for her years of service to the town, noting she will be missed.

#### **JONATHAN HELLER**

Mayor Heller reported that in discussion with Code Enforcement, the office has been busy addressing increased complaints and issues during the pandemic.

Mayor Heller also reported that the Director of Public Works has hired an outside subcontractor for some of the maintenance and mowing on the trails.

**COMMENTS FROM THE PUBLIC**

Deputy Township Clerk Parker stated that several comments were written into the “chat” during the discussion of the Permit Hunting Program and requested to read those chats for the record:

- Alan Harwick: *Can you list the places*  
Kristen Doyle: *Adam, raise your hand in the participants list*  
Kristen Doyle: *Please acknowledge Adam*  
Jason Giroud: *Butcher fees are waived this year for HHH for any deer greater than 50 lbs*  
Kristen Doyle: *any permit that has crop on it can get a depredation permit issue for off season hunting this is an abundance of Readington hunter abounding hunters*  
Kristen Doyle: *there should be authorities given to the wildlife subcommittee to make these decisions what is happening now is cumbersome*  
Jason Giroud: *Agreed*  
Kristen Doyle: *Adam has something valuable to add and he is not being given a voice by the Committee*  
Jason Giroud: *Yes, Adam should be able to speak on behalf of the program*  
Kristen Doyle: *Thank you Vita, you have been a part of Readington as long as I have lived her. We will miss you immensely*

Adam Muller, Pine Bank Road, thanked the Committee for their support in the permit program and commented on the permit hunting program to clear some misinformation that was dispersed, reminding the Committee that time is of the essence.

John Broten, Dogwood Drive, thanked Administrator Mekovetz for her service to the Township.

Kristin Doyle, Route County 523, commented that there needs to be much more discussion on the hunting topic.

Bob Schoenfield, Oldwick Road, commented how valuable Administrator Mekovetz is to the Township and thanked her for everything she has done for the Township.

**COMMENTS FROM THE GOVERNING BODY**

Mr. Albanese stated that Administrator Mekovetz is the heart of the Township and also thanked her for the guidance that she has provided during his time on the Committee.

Mayor Heller welcomed Administrator Sheola to the community and looked forward to working with him.

Mayor Heller praised Administrator Mekovetz for her work over the years and offered his heartfelt gratitude to her.

As there was no further business, **A MOTION** was made by Mr. Albanese at 10:10 p.m. to adjourn the meeting, seconded by Mr. Smith with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, RMC  
Deputy Township Clerk