

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING – August 3, 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, Mrs. BA Fort and Mr. B. Smith
- ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan, Engineer R. O'Brien
- ABSENT:** Mr. J. Albanese

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

WHEREAS, *N.J.S.A. 10:4-6 et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

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

- 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
Award of 2020-21 Season	Contract Negotiations	" " "
Hunting Bids		
Request for Proposal/Qualifications / ... Block 81, Lot 1	Contract Negotiations	" " "
Executive Session Minutes..... July 20, 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."

This Resolution shall take effect immediately.

A **MOTION** was made by Mr. Smith to adopt this resolution, seconded by Mr. Huelsebusch 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

The following resolution was offered for consideration:

#R-2020-76

RESOLUTION APPOINTING KARIN PARKER, RMC TO SERVE IN THE POSITION OF MUNICIPAL CLERK

WHEREAS, in accordance with N.J.S.A. 40A:9-133(a), in every municipality there shall be a municipal clerk appointed for a three (3) year term by the governing body of the municipality; and

WHEREAS, Vita Mekovetz has served as a Municipal Clerk and wishes to retire August 1, 2020; and

WHEREAS, Karin Parker is certified in this position and qualified in the operations of the Municipal Clerk’s Office; and

WHEREAS, the Township of Readington wishes to appoint Karin Parker, *RMC* to serve as the Municipal Clerk for a three (3) year term effective August 3, 2020; and

WHEREAS, the Township Committee recommends the annual compensation of Karin M. Parker in the amount of \$78,000 for a thirty-five (35) hour work week inclusive of longevity, Township meeting and Elections; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington that Karin Parker, *RMC* is hereby appointed to serve as Municipal Clerk for a three (3) year term effective August 3, 2020.

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

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

The following resolution was offered for consideration:

#R-2020-77

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there exists a vacancy in the position of Deputy Clerk due to the promotion of Karin Parker to Municipal Clerk; and

WHEREAS, after due consideration, it is the recommendation of the Township Administrator to add the Deputy Clerk title to Ann Marie Lehberger; and

Resolution #R-2020-77 cont'd:

WHEREAS, the Township Administrator additionally recommends an adjustment to the annual compensation of Ann Marie Lehberger in the amount of \$3,000 making her new salary \$68,440 for the balance of 2020 or until adjusted; and

NOW THEREFORE BE IT RESOLVED, that the Township Committee approves of the aforementioned recommendation and thereby makes this change effective August 3, 2020.

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

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

Contract Negotiations / Award of 2020-21 Season Hunting Bids

A **MOTION** was made by Mrs. Fort to adopt the following resolutions for the 2020-21 Season Hunting Bids:

Cole Road (Block 52.01, Lot 14.06)

#R-2020-78

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 52.01, Lot 14.06 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bidder offered, \$5,110.00, was from Triple A Rod and Gun Club (hereinafter “Triple A”); and

WHEREAS, upon review, the Township Attorney found that the bid from Triple A, the only bidder in the amount of \$5,110.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the only bidder, Triple A, in the amount of \$5,110.00 for hunting game on Block 52.01, Lot 14.06 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Cole Road (Block 66, Lots 2 & 3)

#R-2020-79

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 66 Lots 2 and 3 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$2,000.00, was from Pinebank Road Hunting Association (hereinafter “Pinebank Road”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pinebank Road, the only bidder in the amount of \$2,000.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid from the only bidder, Pinebank Road, in the amount of \$2,000.00 for hunting game on Block 66, Lots 2 and 3 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Dreahook Road (Block 25, Lot 50)

#R-2020-80

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 25, Lot 50 (Dreahook Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$2,350.00, was from Triple “A” Rod and Gun Club (hereinafter “Triple A ”); and

WHEREAS, upon review, the Township Attorney found that the bid from Triple A, the only bidder in the amount of \$2,350.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

Resolution #R-2020-80 cont'd:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Triple A, in the amount of \$2,350.00 for hunting game on Block 25, Lot 50 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Pinebank Road (Block 55, Lot 13.51)

#R-2020-81

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 55 Lot 13.51 (Pinebank Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was three (3); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$2,260.00 was from Triple A Rod and Gun Club (hereinafter “Triple A”); and

WHEREAS, upon review, the Township Attorney found that the bid from Triple A, the highest bidder in the amount of \$2,260.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Triple A in the amount of \$2,260.00 for hunting game on Block 55, Lots 13.51 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Pleasant Run Road (Block 66, Lot 13)

#R-2020-82

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 66 Lot 13 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were three (3); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$2,310.00, was from Triple A Rod & Gun Club (hereinafter “Triple A”); and

Resolution #R-2020-82 cont'd:

WHEREAS, upon review, the Township Attorney found that the bid from Triple A, the highest bidder in the amount of \$2,310.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Triple A, in the amount of \$2,310.00 for hunting game on Block 66, Lot 13 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Pleasant Run Road (Block 75, Lot 19.01)

#R-2020-83

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 75 Lot 19.01 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,376.00, was from Cunningham Rod & Gun Club Club (hereinafter “Cunningham”); and

WHEREAS, upon review, the Township Attorney found that the bid from Cunningham, the highest bidder in the amount of \$1,376.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Cunningham in the amount of \$1,376.00 for hunting game on Block 75, Lot 19.01 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Pleasant Run Road (Block 96, Lot 18.03)

#R-2020-84

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 96 Lot 18.03 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were three (3); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,560.00, was from Pines Rod and Gun Club (hereinafter “Pines Rod and Gun”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pines Rod and Gun the highest bidder in the amount of \$1,560.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Pines Rod and Gun in the amount of \$1,560.00 for hunting game on Block 96, Lot 18.03 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Summer Road (Block 94, Lot 8)

#R-2020-85

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 94 Lot 8 (Summer Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$2,560.00, was from Pines Rod & Gun Club (hereinafter “Pines Rod & Gun”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pines Rod and Gun, the only bidder in the amount of \$2,560.00 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

Resolution #R-2020-85 cont'd:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Pines Rod & Gun in the amount of \$2,560.00 for hunting game on Block 94, Lot 8 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

Woodschurch Road (Block 63, Lots 19 & 64)

#R-2020-86

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2020-2021 season on Block 63 Lot 19 and 64 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on June 25, 2020, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$4010.99, was from Kodiak Rod & Gun Club (hereinafter “Kodiak”); and

WHEREAS, upon review, the Township Attorney found that the bid from Kodiak, the only bidder in the amount of \$4010.99 was found to be complete and it is recommended that it be accepted.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, as follows:

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Kodiak, in the amount of \$4010.99 for hunting game on Block 63, Lot 19 & 64 during the 2020-2021 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

THIS MOTION was seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Mayor Heller pointed out that next year the agreements will be amended so that a club cannot lease out more than two (2) properties during the season. Mayor Heller also added that no meetings with hunting clubs shall take place unless a representative of the Readington Township Administration is present.

Contract Negotiations / Request for Proposal/Qualifications / Block 81, Lot 1

A **MOTION** was made by Mrs. Fort to approve the request for proposals/qualifications for the Three Bridges 100% affordable housing plan development, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

Attorney-Client Privilege / Executive Session Minutes / July 20, 2020

A **MOTION** was made by Mr. Smith to approve the Executive Session Minutes of July 20, 2020 for content only, seconded by Mr. Huelsebusch 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.

Mayor Heller request to remove *Item #3* from the Consent Agenda.

John Broten, Dogwood Drive, requested to remove the *Approval of the Minutes* from the Consent Agenda.

1. * ***Acceptance of 2019 Audit Report***

The following resolution was offered consideration:

#R-2020-87

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions; and

WHEREAS, The Annual Report of Audit for the year 2019 has been filed by the Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

Resolution #R-2020-87 cont'd:

WHEREAS, the Local Finance Board has promulgated a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, at a minimum, the sections of the annual audit entitled “General Comments and Recommendations and

WHEREAS, the members of the governing body have personally reviewed, at a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled “General Comments and Recommendations” as evidenced by the group affidavit form of the governing body; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with at least the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the promulgations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52 - to wit:

R.S. 52:27BB-52 - A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the Township of Readington, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

2. * *Corrective Action Plan to 2019 Audit*

**CORRECTIVE ACTION PLAN
2019
AUDIT REPORT**

The following recommendations were included in the 2019 Township audit as submitted by the firm of Lerch, Vinci and Higgins, CPA/RMA:

Purchasing:

- 1) Internal controls over the Township’s encumbrance accounting system be reviewed and enhanced.

Response: Every effort will be made for contracts to be encumbered for the full estimated amounts through blanket purchase orders and adjusted as needed. Goods or services required will be encumbered prior to said being ordered by departments.

Departments:

- 2) All township bank deposits be made within 48 hours of receipt.

Response: NJSA 40A:5-15 states that all moneys collected from any source on behalf of the local unit shall be deposited within 48 hours of receipt. Departments adhere to this requirement in most instances, however, there were exceptions and they are aware of this statute.

3. * *Resolution Appointing Richard J. Sheola as Part-time Township Administrator/Qualified Purchasing Agent*

The following resolution was offered for consideration:

#R-2020-88

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Vita Mekovetz has retired as Clerk/Administrator for Readington Township; and

WHEREAS, the Township Committee has determined it is in the best interest of the Township to separate the positions; and

WHEREAS, after a series of resumes and interviews of candidates, the Township has selected Richard J. Sheola; and

Resolution #R-2020-88 cont'd:

NOW THEREFORE BE IT RESOLVED, that effective July 20, 2020 Richard J. Sheola is appointed part-time Assistant Administrator for a 25 hour workweek at \$85 per hour and effective August 3, 2020 Richard J. Sheola is appointed is appointed part-time Township Administrator/Qualified Purchasing Agent with a 25 hour work week and compensation of \$85 per hour with no health benefits provided; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Richard J. Sheola during his employment.

4. * **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 95, Lot 12.127 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 \$938.03, plus a premium paid in the amount of \$1,200.00, known as Tax Sale Certificate #2019-021, to the lienholder, Stuart Lasher.

5. * **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	\$ 1,430,279.22
SEWER APPROPRIATIONS	0-02	\$ 169,972.99
TRUST FUNDS	X-03	\$ 60,348.58
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 3,240,491.94
PAYROLL DEDUCTIONS	X-06	\$ 165,942.03
REG & LOCAL SCHOOL TAX	X-07	\$ 2,721,717.00
2018 CAP IMPROVEMENTS	X-18	\$ 645.00
2019 CAP IMPROVEMENTS	X-19	\$ 10,900.00
	X-20	<u>\$ 600.00</u>
TOTAL OF ALL FUNDS		\$ 7,800,896.76

A MOTION was made by Mrs. Fort to approve the Consent Agenda (*with removal of the requested items*), seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

John Broten noted that there was an error in the approved minutes of the July 6th meeting minutes which needs to be amended. Administrator Sheola confirmed that this is an administrative change that will be corrected.

APPROVAL OF MINUTES of July 20, 2020

A **MOTION** was made by Mrs. Fort to approve the minutes of the July 20, 2020 meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Adam Muller, Pine Bank Road, commented on the award of the four (4) properties to Triple A Rod and Gun Club when they were the worst performing club in the program and two (2) properties were removed from the highest performing clubs in the program.

Mario Orlandi, Dreahook Road, agreed with the comments made by Mr. Muller, opining that it was not in the best interest of the program or the Township.

John Broten, Dogwood Drive, inquired if the property for the 100% affordable housing development in Three Bridges has any available sewer capacity or water for that site, further inquiring about the status of the I&I study.

Bob Schoenfeld, Oldwick Road, commented that it was not appropriate to award the contracts to the worst performing club and that possibly the Township could re-bid the properties.

George Psariaanos, Pinebank Hunt Club, commented that they have been hitting their quota for the past several years, culling a significant amount of deer and asked the Township Committee to reconsider their decision.

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 Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

Attorney Dragan advised that this is an amendment to an ordinance that was previously adopted, amending some technical requirements.

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 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 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

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated July 15, 2020 from Deborah Franco, Elizabethtown Gas, in *the Matter of the Petition of Elizabethtown Gas Company for Approval of a Rate Adjustment Pursuant to the Infrastructure Investment Program*. No action taken.
2. Letter dated July 27, 2020 from Walter Lane, PP, AICP, Director of Planning, County of Somerset Planning Board, regarding *Somerset Wastewater Plan Preparation and Fox Hollow Proposal in Readington, Hunterdon County*. No action taken.

NEW BUSINESS

1. ***An Ordinance to Provide for the Conveyance of an Easement on a Portion of Block 50, Lot 41 in the Township of Readington, County of Hunterdon and State of New Jersey to Jersey Central Power & Light Co. and United Telephone of New Jersey, Inc. for Utility Purposes***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE CONVEYANCE OF AN EASEMENT ON A PORTION OF BLOCK 50, LOT 41 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO JERSEY CENTRAL POWER & LIGHT CO. AND UNITED TELEPHONE OF NEW JERSEY, INC. FOR UTILITY PURPOSES

Ordinance #25-2020

WHEREAS, N.J.S.A. 40A:12-5 and N.J.S.A. 40A: 12-13, et seq. requires that the acquisition and conveyance of easements by municipalities be accomplished by ordinance; and

WHEREAS, Jersey Central Power & Light Company and United Telephone of New Jersey, Inc. ("JCP&L") has requested that the Township of Readington ("Township") grant it an easement for utility purposes within and along portions of the existing driveway located on Township-owned property known as Block 50, Lot 41 on the Township's official Tax Map. This ordinance will allow for the ownership and replacement, operation, removal, repair and maintenance of 6 previously existing poles, anchors, wire and appurtenance used for telephone, electric and cable purposes as more particularly set forth in the proposed easement document and map, attached hereto as Exhibit A and B, (on File in Clerk's Office) which are made a part hereof by reference and are also on file in the office of the Readington Township Clerk, at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, N.J.; and

WHEREAS, the Township Committee has determined that is in the public interest to grant said utility easement to JCP&L as a non-exclusive easement on the portions of Block 50, Lot 41 shown on the map attached as Exhibit B.

Ordinance #25-2020 cont'd:

NOW 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 findings in the foregoing preambles are incorporated herein as though fully set forth at length.

SECTION 2. The Mayor and Township Clerk are hereby authorized to execute the easement document, any and all instruments and to do all things necessary to accomplish the Township's conveyance of this utility easement, which easement shall be non-exclusive.

SECTION 3. The Mayor, Township Administrator, Clerk, Attorney and other appropriate Township officials, as applicable, are hereby authorized and directed to take all other required action as may be reasonably necessary to effectuate the terms of this ordinance.

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.

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

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

The Public Hearing was scheduled for September 8, 2020 at 7:45 p.m.

2. ***Special Event Permit Application / Desiato Wedding (September 12, 2020)***

A MOTION was made by Mr. Smith to approve the Desiato Wedding Special Event Permit Application, contingent upon obtain a Certificate of Insurance naming *Readington Township as additional insured*, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

3. ***Whitehouse Fire Co. Annual Coin Toss Fundraiser - Rescheduled Dates***

A MOTION was made by Mrs. Fort to approve the rescheduled dates for the Annual Coin Toss fundraiser, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

4. ***Sustainable NJ Public Information and Engagement 2020 PIE Tech Assessment Grant - Memorandum dated July 28, 2020 from Ann Marie Lehberger, Environmental Commission Secretary***

A MOTION was made by Mr. Smith to approve the application for the Sustainable NJ Public Information and Engagement 2020 PIE Tech Assessment Grant, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

5. ***Municipal Comprehensive Farmland Preservation Grant Agreement***

Mr. Huelsebusch stated that this grant would provide the Township a savings of approximately 50% of the cost, or a maximum up to \$20,000, of the required farmland preservation update plan.

A ***MOTION*** was made by Mr. Huelsebusch to approve the Municipal Comprehensive Farmland Preservation Grant, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

6. * ***Acceptance of 2019 Audit Report*** - resolution

This matter was addressed under the Consent Agenda.

7. * ***Corrective Action Plan to 2019 Audit***

This matter was addressed under the Consent Agenda.

8. ***Cooperative Pricing Agreement for Participation in the Educational Cooperative Pricing System / Resolution Authorizing the Readington Township Municipality to Enter into a Cooperative Pricing System***

Mayor Heller requested additional information for the necessity of participating in the cooperative pricing system at a cost of \$2,000. Administrator Sheola proposed approving the resolution with the stipulation that he would discuss this further with the Director of Recreation to determine if the cost savings offsets the pricing on the open market.

The following resolution was offered for consideration:

#R-2020-89

A RESOLUTION AUTHORIZING THE READINGTON TOWNSHIP MUNICIPALITY TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

WHEREAS, N.J.S.A. 40A:11-11 (5) authorizes contracting units to enter into Cooperative Pricing Agreements; and

WHEREAS, the Educational Services Commission of Morris County, hereinafter referred to as the “Lead Agency”, has offered voluntary participation in a Cooperative Pricing System known as the “Educational Cooperative Pricing System” for the purchase of work, materials and supplies; and

WHEREAS, the Township of Readington within the County of Hunterdon, State of New Jersey, desires to participate in the Educational Cooperative Pricing System.

NOW THEREFORE, BE IT RESOLVED on the 3rd day of August, 2020 by the said Township of Readington as follows:

AUTHORITY

As directed by N.J.S.A. 18A-18A-11 et seq. and pursuant to the provisions of N.J.S.A. 40A:11-11 (5), Readington Township is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency.

Resolution #2020-89 cont'd:

CONTRACTING UNIT

The Lead Agency shall advertise for and receive bids from vendors who will make school supplies, equipment and other related goods and services available to participating members of the said Cooperative Pricing System at the agreed upon price; and

The Lead Agency entering into contracts on behalf of the Township of Readington shall be responsible for complying with the 54 provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey.

EFFECTIVE DATE

This resolution shall take effect immediately upon passage.

A MOTION was made by Mr. Smith to adopt this resolution with the provision that, Administrator Sheola researches if the cost savings is more than the \$2000 fee and if not, the Township will not enter into the agreement, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

9. * **Resolution Appointing Richard J. Sheola as Part-time Township Administrator/Qualified Purchasing Agent**

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported that he has been meeting with the department managers over the last week.

Administrator Sheola further reported that he attended a zoom meeting with the Office of Emergency Management in preparation of Tropical Storm Isaias.

Mayor Heller requested that Administrator Sheola reach out to Chief Greco for an update on the police funds that were offered to them to purchase gates indicating "flooded roads."

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien updated the Committee on the status of the Farm/Toll flooding issue and reported that both projects are now in compliance.

Engineer O'Brien also reported that the Department of Transportation (DOT) has requested additional resolutions for the Old Highway 28/School Road project for the curb work.

Engineer O'Brien reported that the I&I project is continuing; however, due to COVID it is difficult to obtain entry into resident's homes.

BETTY ANN FORT

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that at the next Hunterdon County meeting, the Board of Chosen Freeholders will be formalizing the two (2) Readington Township speed reduction resolutions that were presented to them.

BENJAMIN SMITH

Mr. Smith reported that the Police Department was supposed to have held their National Night Out this week; however, at this time it has been postponed to potentially October.

Mr. Smith reported that the courts are continuing to operate and may try to hold limited court sessions with a limited number of people in the room.

JONATHAN HELLER

Mayor Heller mentioned that there has been influx of non-residents coming into the Township to use the waterways, with increased parking on private property, grill fires and trash. Mayor Heller stated the Police and County Park Rangers are monitoring the situation and urged residents to report any unsafe or unhealthy conditions to the Police/Park Rangers.

COMMENTS FROM THE PUBLIC

John Broten, Dogwood Drive, inquired about the Solberg litigation expenditures and also where the Township stands with respect to legal expenses to date versus the allocated budget.

Scott Scammell, Dreahook Road, asked if the road work on Broad Street in Three Bridges would cause a five (5) year moratorium if gas lines needed to be moved.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, **A MOTION** was made by Mr. Smith at 8:50 p.m. to adjourn the meeting, seconded by Mrs. Fort with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*
Municipal Clerk