

**READINGTON TOWNSHIP COMMITTEE
VIRTUAL ONLINE MEETING – September 21, 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 R. Sheola, Municipal Clerk K. Parker and 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>
Department of Public Works.....	Personnel	Certain information at the discretion of the Township Committee tonight. Information will remain confidential
Professional Services /	Contract Negotiations.....	“ “ “
Board of Health		
Gerison Associates / Block 38, Lot 38.01..	Contract Negotiations	“ “ “
Block 34, Lot 36-C0110 (Cameron)	Contract Negotiations	“ “ “
Executive Session Minutes..... September 8, 2020	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
• Contract Negotiations / SAVE Associates (Diner)		
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. 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 / Department of Public Works

A **MOTION** was made by Mrs. Fort to accept the resignation of Jarrod Gaskill from the Department of Public Works and authorize Administrator Sheola to advertise for his replacement, 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 / Professional Services (Board of Health)

Mayor Heller stated that this matter will be deferred until the next meeting.

Contract Negotiations / Block 38, Lot 38.01 (Gerison Associates)

A **MOTION** was made by Mrs. Fort to authorize Administrator Sheola to reengage JM Sorge Inc. to conduct a Phase 2 Environmental Assessment on Area of Concern 3 and Area of Concern 4 on the 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

Contract Negotiations / Block 34, Lot 36 C0110 (Cameron)

The following resolution was offered for consideration:

#R-2020-93

***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 Carol Cameron to Paul Heitmann for property known as Block 34, Lot 36.110 on the official Tax map of Readington Township, also known as 110 Blue Flag 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

Resolution #R-2020-93 cont'd:

BE IT FURTHER RESOLVED, that the Readington Township Mayor and/or Deputy Mayor, Township Administrator, Township 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 Mrs. Fort to adopt this resolution as amended, 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 / September 8, 2020

A **MOTION** was made by Mr. Albanese to approve the Executive Session Minutes of September 8, 2020 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

- **Contract Negotiations / SAVE Associates (Diner)**

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. Huelsebusch requested to remove *Item #3* from the Consent Agenda.

1. * **Minutes of Meeting of** September 8, 2020
2. * **Tax Overpayments**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, there exist several property tax overpayments where the property owners who made the overpayments no longer own the property, and

WHEREAS, the Tax Collector is unable to locate those prior owners.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington, that the Tax Collector is hereby authorized to cancel the following tax overpayments:

<u>YEAR</u>	<u>BLOCK</u>	<u>LOT</u>	<u>QUAL</u>	<u>AMOUNT</u>
2016	20	11		\$3,258.88
2016	20	11	Q0091	27.84
2016	73	320		2,823.42
2017	4	40		29.87
2017	19.01	5		1,670.20
2017	21.03	103.02		678.76
2017	21.04	207.04		1,738.80
2017	21.06	503.02		1,856.29
2017	72	34.10		9,279.13
2018	36	90		1,853.44
2018	63	8.01		648.86
2018	70	19.17		500.00

3. * **Cancellation of Taxes/Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 56, Lot 12 is a 100% permanently disabled veteran (date of determination – June 1, 2008) and,

WHEREAS, the property owner purchased the property on March 25, 2020.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2020 property taxes for the time period of March 25 – December 31, 2020 and refund the owner \$123.93, the amount of taxes overpaid in 2020.

4. * **Cancellation of Taxes/Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 95, Lot 12.187 is the surviving spouse of a 100% permanently disabled veteran (date of determination – February 27, 1994) and,

WHEREAS, the property owner purchased the property on March 8, 2019.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2020 property taxes.

5. * **Cancellation of Taxes/Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 64, Lot 24.10 is a 100% permanently disabled veteran (date of determination – October 2, 2019) and,

WHEREAS, the property owner purchased the property on January 28, 2015.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2020 property taxes and refund the owner \$8,592.23, the amount of taxes paid for the 1st – 3rd quarters of 2020.

6. * **Cancellation of Taxes/Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, the U.S. Department of Veterans Affairs has determined that the property owner of Block 70.01, Lot 17.11 is a 100% permanently disabled veteran (date of determination – February 1, 2020) and,

WHEREAS, the property owner purchased the property on June 4, 2019.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Tax Collector be authorized to cancel the 2020 property taxes for the time period of February 1 – December 31, 2020 and refund the owner \$7,417.07, the amount of taxes paid for the 1st – 3rd quarters of 2020, less the amount paid for January 2020.

7. * *Resolution Authorizing Alcoholic Beverage License Renewals*

The following resolution was offered for consideration:

#R-2020-94

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

CLUB:

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

8. * *Resolution to Award the Contract for the Purchase of Rock Salt for the 2020/21 Season*

The following resolution was offered for consideration:

#R-2020-95

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, pursuant to N.J.S.A. 40A:11-10 *et seq.*, Readington Township authorized a joint agreement with the County of Hunterdon on May 29, 2020; and

WHEREAS, the Hunterdon County Board of Chosen Freeholders, in accordance with this agreement, has awarded the bid for rock salt to Morton Salt at a price of \$48.51 per ton, not to exceed \$152,000; and

WHEREAS, pursuant to N.J.S.A. 5:34-5 the Governing Body is required to award this contract.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby award the contract for the purchase of rock salt for the 2020/2021 season (September 19, 2020 to September 18, 2021) to Morton Salt at a price of \$48.51 per ton.

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be sent to the County of Hunterdon Purchasing Department.

9. * *Release of Board of Health Escrow / Block 48, Lot 21.22 (Hartzler)*

10. * *Request for Release of Hunting Security Deposit / Pines Rod and Gun Club*

11. * *Application for Blue Light Permit (Heidersberg)*

12. * *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	\$ 526,006.28
SEWER APPROPRIATIONS	0-02	\$ 6,489.32
CURRENT FUND	9-01	\$ 9,657.87
TRUST FUNDS	X-03	\$ 92,696.27
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 174,562.31
PAYROLL DEDUCTIONS	X-06	\$ <u>154,099.13</u>
TOTAL OF ALL FUNDS		\$ 963,511.18

A **MOTION** was made by Mr. Smith to approve the Consent Agenda, seconded by Mrs. 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 for items listed on the agenda only

There were no comments from the Public.

CORRESPONDENCE / OTHER INFORMATION

1. *Notice from Township of Branchburg Planning Board regarding Adoption of the Housing Element and Fair Share Plan, elements of the Township's Mater Plan.* No action taken.
2. Memorandum dated September 17, 2020 from Ann Marie Lehberger, Planning Board Secretary regarding *Amendment to the "Statement of Objectives, Principles, Assumptions, Policies and Standards" element of the Township of Readington Master Plan.* No action taken.

NEW BUSINESS

1. *Resolution in Recognition of Jason Linz Attaining Eagle Scout*

The following resolution was offered for consideration:

#R-2020-96

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Jason Linz a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

WHEREAS, Eagle Scout Candidate Jason Linz’s Eagle Project involved the creation of a new ¾ mile long trail in Readington, known as *Arman’s Trail*; and

Resolution #R-2020-96 cont'd:

WHEREAS, Jason blazed and marked the trail at the beginning of Van Neste Road, meandering along a stream which crosses the trail several times and bordering the fields of Profeta Farms, eventually connecting to an existing trail in the Pleasant Run Greenway; and

WHEREAS, at two (2) of the trail heads along Van Neste Road, Jason installed a kiosk and cedar trail name sign designating “*Arman’s Trail*” in memory of Arman Roy, a fellow scout and friend for over ten years, who passed away in April of 2019 .

WHEREAS, the Eagle Scout is the highest rank of recognition offered in Scouting; and

WHEREAS, on September 30, 2020 Jason Linz will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Eagle Scout Jason Linz for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

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

2. **Special Event Permit Application / Schaefer Farms LLC/ Saucetober Fest**
(September 26th and 27th)

The Committee expressed concern over the safety of attendees at the festival in light of the COVID-19 pandemic and the ability of Schaefer Farm to adhere to the State of New Jersey guidelines and discussed protocols that should be implemented and enforced by the organizers of the event.

A MOTION was made by Mrs. Fort to approve the request for a Special Events Permit application with the following conditions 1) ample signage (minimum size of 2’x3’) must be clearly displayed indicating *masks are required* and *social distancing must be practiced* and 2) this signage should be displayed at every ingress and egress of the event location and throughout various locations on the grounds, 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

3. **Establishment of Readington Water Watch Subcommittee**

Mayor Heller stated that this will be deferred to a further meeting.

4. **Resolution to Approve Grant to Purchase Electric Vehicle for Municipal Use**

Administrator Sheola reviewed the costs associated with purchase of the electric vehicle and the Committee discussed the need for an overall strategy for the future. Mrs. Fort suggested that this vehicle could be a pilot program to see if it would be a viable option.

The following resolution was offered for consideration:

#R-2020-97

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township of Readington applied for a grant in the amount of \$5,500.00 from the New Jersey Board of Public Utilities towards the purchase of an electric vehicle for municipal use; and

WHEREAS the grant has been approved in the amount of \$5,500.00 with the potential for an additional \$1,500.00 toward a charging station for said vehicle; and

WHEREAS, approval from the governing body is needed to complete the grant process; and

NOW THEREFORE BE IT RESOLVED, the Township Committee hereby approves the receipt of the above captioned grant and also directs the Township Clerk to forward a certified copy of this Resolution to the Township Administrator for completion of the application process.

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

5. * **Release of Board of Health Escrow / Block 48, Lot 21.22 (Hartzler)**

This matter was addressed under the Consent Agenda.

6. * **Request for Release of Hunting Security Deposit / Pines Rod and Gun Club**

This matter was addressed under the Consent Agenda.

7. * **Application for Blue Light Permit (Heidersberg)**

This matter was addressed under the Consent Agenda.

ADMINISTRATOR’S REPORT

Administrator Sheola reported that the Purchasing Manual has been updated to comply with the most recent updates from the Division of Local Government Services and the new bid threshold that was promulgated in July of this year. The Committee requested that this item be carried to the next meeting for review and approval.

Administrator Sheola also reported that the grant process has been revised to streamline the process. The Committee requested that this matter be carried to the next meeting for review and approval.

ATTORNEY’S REPORT

Attorney Dragan reported that she is reviewing the Request for Proposals (RFP’s) for the Three Bridges site.

Attorney Dragan also reported that she is working on the Developers Agreement for PSE&G for their tower replacement project.

JOHN ALBANESE

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

BETTY ANN FORT

Mrs. Fort reported that they are continuing to look at a possible alternate entrance access to the Stickney property.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that the County is in the process of closing on the Brokaw parcels that total approximately 25 acres for preserved land.

Mr. Huelsebusch provided an update on the recent speed reductions at the intersection of 523/629 and also commented on the increase in Spotted Lantern Flies in the area.

BENJAMIN SMITH

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

JONATHAN HELLER

Mayor Heller stated that he had nothing further to report.

COMMENTS FROM THE PUBLIC

Representatives from Schaefer Farms confirmed that they will ensure that all attendees at the Saucetober Fest follow the State regulated guidelines and visible signage will be displayed throughout the premises indicating masks are required and social distancing will be practice.

Mario Orlandi, Dreahook Road, expressed concern over rising cases of COVID-19, particularly among the 18-25-year-old age group, who may not be as vigilant following the State guidelines while attending the Saucetober Fest.

Bob Schoenfeld, Oldwick Road, commented on the naming of trails in memory of someone who had passed away. Mr. Schoenfeld further inquired about how to identify the Spotted Lantern Fly.

Neil Hendrickson, Glemont Road, gave a brief explanation on the Spotted Lantern Fly and noted that there is updated information on the Township website.

John Broten, Dogwood Drive, inquired about the authorized debt level. Mr. Broten also inquired about the status of the canopy replacement at the Valero gas station and a litigation expense on the bill list.

COMMENTS FROM THE GOVERNING BODY

Mr. Smith commented that there will be a 75th World War II Victory Commemoration Fly over the Capital in Washington D.C. called the Arsenal of Democracy on Friday morning September 25th.

As there was no further business, **A *MOTION*** was made by Mr. Albanese at 9:30 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker, *RMC*
Municipal Clerk