

**READINGTON TOWNSHIP COMMITTEE  
VIRTUAL ONLINE MEETING – OCTOBER 5, 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, Attorney S. Dragan, and Engineer R. O’Brien

**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, THEREFORE, 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>
Oakland Drive Pump Station.....	Contract Negotiations .....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Use of Public Rights of Way / (Plant Networks, Inc.)	.....Contract Negotiations.....	“ “ “
Development Agreement / PSE&G Company	.....Contract Negotiations.....	“ “ “

Oakland Drive West Pump Station Upgrade .....	Contract Negotiations.....	“	“	“
Block 13, Lot 24 (Telleri) .....	Contract Negotiations.....	“	“	“
Executive Session Minutes..... September 21, 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**

### ***Contract Negotiations / Professional Services (Board of Health)***

The following resolution was offered for consideration:

***#R-2020-98***

### ***RESOLUTION AUTHORIZING THE AMENDMENT OF A CONTRACT FOR TOWNSHIP ATTORNEY SERVICES***

***WHEREAS***, the Township of Readington adopted a resolution (#R-2020-31) authorizing the Township to enter into a contract with Sharon A. Dragan, Esq. of the firm Mason, Griffin & Pierson; and

***WHEREAS***, the Township is in need of legal representation to assist the Board of Health; and

**WHEREAS**, an Attorney at her firm and her law firm are willing to provide such services; and

**WHEREAS**, Anthony Todaro, Esq. of Attorney’s firm shall be primarily assigned to provide legal assistance to the Board of Health at a rate of \$155.00 per hour, plus costs and expenses; and

**WHEREAS**, it is necessary to amend the Professional Services Agreement to include legal services to be provided to the Board of Health; and

**NOW THEREFORE BE IT RESOLVED**, that copies of the amended Professional Service Contract is on file with the Municipal Clerk and are available there for public inspection.

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

**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 / Use of Public Right-of-Way (Planet Networks, Inc.)***

**A MOTION** was made by Mrs. Fort to authorize Attorney Dragan to draft an ordinance to allow a licensing agreement with Planet Networks, Inc. for fiber-optic cable, 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 / Development Agreement / PSE&G Company***

**A MOTION** was made by Mrs. Fort to approve the form of the Development Agreement for PSE&G for the tower replacement project, 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 / Oakland Drive West Pump Station Upgrade***

The following resolution was offered for consideration:

***#R-2020-99***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Township Committee at a meeting on January 21, 2020 awarded a contract to DeMaio Electrical Company to rehabilitate the Oakland Drive Pump Station; and

***WHEREAS***, there is a need for additional work not contemplated in the original specifications consisting of design changes to the lid of existing wet well to provide additional clearance and safer access to the pumps and sewage grinder.

***WHEREAS***, it is the recommendation of the Township Engineer to issue a Change Order #2 to DeMaio Electrical Company for the necessary work; and

***NOW THEREFORE BE IT RESOLVED***, the Township Committee approves Change Order #2 in the amount of \$8,083.92 to DeMaio Electrical Company for design changes to the lid of existing wet well to provide additional clearance and safer access to the pumps and sewage grinder.

***A MOTION*** was made by Mrs. Fort to adopt this resolution, 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 / Block 13, Lot 24 (Telleri)***

Mayor Heller stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / September 21, 2020***

***A MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of September 21, 2020 for content only, seconded by Mr. Smith 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.

Mrs. Fort requested to remove *Item #5* from the Consent Agenda.

Mr. Broten, Dogwood Drive, requested to remove *Item #4 and Item #6* from the Consent Agenda.

1. \* ***APPROVAL OF MINUTES*** of meeting of September 21, 2020
2. \* ***Request for Release of Hunting Security Deposit / Pinebank Road Hunting Association***
3. \* ***Request for Release of Hunting Escrow / Triple A Rod Bow & Gun Club***
4. \* ***2021 Hunterdon County Multi-Jurisdictional Hazard Mitigation Plan Update Participation***
5. \* ***Payment of Bills*** – (Complete bill list is on file in Clerk’s Office)

<b><u>Fund Description</u></b>	<b><u>Fund No.</u></b>	<b><u>Received Total</u></b>
CURRENT FUND	0-01	\$ 504,233.38
SEWER APPROPRIATIONS	0-02	\$ 100,924.25
TRUST FUNDS	X-03	\$ 5,142.50
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 9,848.47
PAYROLL DEDUCTIONS	X-06	\$ 204,595.03
REG & LOCAL SCHOOL TAX	X-07	\$ 2,721,717.00
DUE TO STATE OF NJ	X-09	\$ 525.00
2018 CAP IMPROVEMENTS	X-18	\$ 1,200.00
2019 CAP IMPROVEMENTS	X-19	\$ 33,380.00
2020 CAP IMPROVEMENTS	X-20	\$ 4,880.00

**TOTAL OF ALL FUNDS**

**\$ 3,586,445.63**

A **MOTION** was made by Mr. Smith to approve the Consent Agenda, 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

Jerri Lazar, Maple Lane, commented on locating the virtual meeting information on the website.

Andrew Roth, County Road 523, inquired who would be utilizing the electric vehicle that the Township is planning on purchasing.

Todd Terricone, Lamington Road, noted that the Planning Board provides links to documents on the website.

***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 AMENDING CHAPTER 148, LAND DEVELOPMENT, ARTICLE II “DEFINITION OF TERMS” SECTION 148-9 “DEFINITIONS”, ARTICLE IV “DISTRICT REGULATIONS”, SECTION 148-15 “AR AGRICULTURAL RESIDENTIAL ZONE”, ARTICLE IV “DISTRICT REGULATIONS” SECTION 148-16 “RR RURAL RESIDENTIAL ZONE”, ARTICLE V “CONDITIONAL USES, EXCEPTIONS, MODIFICATIONS AND CRITICAL AREAS” SECTION 148-49 “GENERAL EXEPTIONS AND MODIFICATIONS”, ARTICLE VI “GENERAL PROVISIONS” SECTION 148-51 “ACCESSORY BUILDINGS AND STRUCTURES”, OF THE CODE OF THE TOWNSHIP OF READINGTON***

***ORDINANCE #26-2020***

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.

Jerri Lazar, Maple Lane questioned when the ordinance would be effective and where she could obtain a copy. Ms. Lazar also requested clarification as to whether decks were included.

Andrew Roth, Country Road 523 requested clarification on various aspects of the proposed ordinance and how it will affect his property.

**A MOTION** was made by Mr. Smith 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 AMENDING CHAPTER 148, LAND DEVELOPMENT, ARTICLE II “DEFINITION OF TERMS” SECTION 148-9 “DEFINITIONS”, ARTICLE IV “DISTRICT REGULATIONS”, SECTION 148-15 “AR AGRICULTURAL RESIDENTIAL ZONE”, ARTICLE IV “DISTRICT REGULATIONS” SECTION 148-16 “RR RURAL RESIDENTIAL ZONE”, ARTICLE V “CONDITIONAL USES, EXCEPTIONS, MODIFICATIONS AND CRITICAL AREAS” SECTION 148-49 “GENERAL EXEPTIONS AND MODIFICATIONS”, ARTICLE VI “GENERAL PROVISIONS” SECTION 148-51 “ACCESSORY BUILDINGS AND STRUCTURES”, OF THE CODE OF THE TOWNSHIP OF READINGTON***

***ORDINANCE #26-2020***

**A MOTION** was made by Mr. Albanese to adopt this ordinance, 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

**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.

***BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY FOR OPEN SPACE PURPOSES (BLOCK 38, LOT 38.01, OWNER: GERISON ASSOCIATES) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$320,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$304,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF***

***ORDINANCE #27-2020***

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.

John Broten, Dogwood Drive, requested clarification on the environmental areas of concern relative to the property.

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

Clerk read by Title:

***BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF PROPERTY FOR OPEN SPACE PURPOSES (BLOCK 38, LOT 38.01, OWNER: GERISON ASSOCIATES) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$320,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$304,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF***

***ORDINANCE #27-2020***

A ***MOTION*** was made by Mr. Huelsebusch to adopt this ordinance, 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

***CORRESPONDENCE / OTHER INFORMATION***

1. Letter dated September 15, 2020 from Jo-Ann M. Ricks, Deputy Zoning Officer/Board Clerk for Branchburg Township regarding *Adoption of the 2020 Housing Element and Fair Share Plan*. No action taken.
2. Resolution from Sherry Mason, Municipal Clerk, Borough of Beach Haven regarding *Supporting High Speed Internet Accessibility*. No action taken.
3. Memorandum dated September 29, 2020 from Maggie Schmitt, Township of Branchburg regarding *An Ordinance Amending the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey, Article I "General Provisions", Section 1-2.2 "Definitions", Article III "Zoning", Sections 3-18 "I-1 Industrial Zone", Section 3-19 "I-2 Industrial Zone" and Section 3-28 "I-3 Industrial Zone" to Add the Term Warehousing to the List of Definitions and Remove Warehousing or Storage of Materials and Products Integral to an Industrial or Wholesale Enterprise from the List of Principle Permitted Uses in the I-1 Land and I-2 Industrial Zones and Removing Warehousing and Wholesaling from the List of Principle Permitted Uses in the I-3 Industrial Zone and Adding Warehousing as an Accessory Use in these Industrial Zones*. No action taken.

#### **NEW BUSINESS**

1. ***Resolution in Recognition of Luke Barckholtz Attaining Eagle Scout***

The following resolution was offered for consideration:

***#R-2020-100***

#### ***TOWNSHIP OF READINGTON RESOLUTION***

***WHEREAS***, Luke Barckholtz a valued member of his Boy Scout Troop 1969, 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 Luke Barckholtz's Eagle Project involved producing six (6) cooking tutorials videos for his project beneficiary America's Grow-a-Row; and

***WHEREAS***, Luke created a series of healthy recipe tutorials so that those who receive the produce can learn to make healthy meals and snacks with fresh produce; and

***WHEREAS***, Luke also produced versions of the cooking tutorial videos with both English and Spanish subtitles allowing his project to have a greater impact.

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

**WHEREAS**, on October 17, 2020 Luke Barckholtz will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

**Resolution #R-2020-100 cont'd:**

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends Eagle Scout Luke Barckholtz 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. Huelsebusch with a vote of ayes all, nays none recorded.

2. **Resolution in Recognition of Adam Sinagra Attaining Eagle Scout**

The following resolution was offered for consideration:

**#R-2020-101**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Adam Sinagra a valued member of his Boy Scout Troop 1969, 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 Adam Sinagra's Eagle Project involved charting and restoring the historic cemetery at Whitehouse United Methodist; and

**WHEREAS**, Adam fixed the cracked and misaligned headstones and cleared the overgrowth of plants; and

**WHEREAS**, Adam cleaned the headstones to improve legibility, procured and replaced Veteran grave markers and improved the ledger system which noted the names of those interred at the cemetery.

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

**WHEREAS**, on October 17, 2020 Adam Sinagra 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 Adam Sinagra 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.

3. ***An Ordinance Establishing a New Chapter of the Code of the Township of Readington Creating the Readington Water Watch Advisory Committee***

Mario Orlandi, member of the Environmental Commission, briefly outlined the proposal for a Water Watch Advisory Committee.

Mayor Heller requested that this item be deferred to the next meeting.

4. ***\* Request for Release of Hunting Security Deposit / Pinebank Road Hunting Association***

This matter was addressed under the Consent Agenda.

5. ***\* Request for Release of Hunting Escrow / Triple A Rod Bow & Gun Club***

This matter was addressed under the Consent Agenda.

6. ***\* 2021 Hunterdon County Multi-Jurisdictional Hazard Mitigation Plan Update Participation***

This matter was addressed under the Consent Agenda.

7. ***Resolution of the Township of Readington, in the County of Hunterdon, New Jersey Authorizing the Establishment of Certain Escrows of the Bond Anticipation Note Proceeds (Ultimately Converted to Bond Proceeds) Previously Deposited and Returned by the Township and Returned to the Township by the New Jersey Superior Court as a Result of the Termination of the Eminent Domain Action Undertaken by the Township regarding the Solberg Airport Property***

John Broten, Dogwood Drive, inquired on the purpose of the resolution and how it relates to the Township's overall debt.

The following resolution was offered for consideration:

***#R-2020-102***

***RESOLUTION OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY AUTHORIZING THE ESTABLISHMENT OF CERTAIN ESCROWS OF THE BOND ANTICIPATION NOTE PROCEEDS (ULTIMATELY CONVERTED TO BOND PROCEEDS) PREVIOUSLY DEPOSITED BY THE TOWNSHIP AND RETURNED TO THE TOWNSHIP BY THE NEW JERSEY SUPERIOR COURT AS A RESULT OF THE TERMINATION OF THE EMINENT DOMAIN ACTION UNDERTAKEN BY THE TOWNSHIP REGARDING THE SOLBERG AIRPORT PROPERTY***

***WHEREAS***, the Township of Readington, in the County of Hunterdon, New Jersey (the “Township”) filed a verified complaint on September 15, 2006 (Docket #HNT 468-06) to acquire by eminent domain (hereinafter referred to as “eminent domain” or “condemnation”) certain property located at the Solberg Airport in the Township (hereinafter “Solberg” or “Solberg Airport”); and

***WHEREAS***, the Township adopted a bond ordinance on February 21, 2006 appropriating \$22,000,000 for such condemnation, including \$300,000 as a cash down payment and authorizing the issuance of \$21,700,000 bonds or bond anticipation notes to fund the eminent domain acquisition (the “Bond Ordinance”); and

***WHEREAS***, in order to provide the necessary funds to deposit into the New Jersey Superior Court (the “Court”, and sometimes hereinafter the “Appellate Division” and referred to collectively as the “Court”), the Township issued two initial series of one year bond anticipation notes consisting of \$15,000,000 on October 5, 2006 (the “2006 Notes”) and \$6,700,000 on February 6, 2007 (the “2007 Notes”); and

***WHEREAS***, the Township through its attorneys filed a Declaration of Taking on October 4, 2006 which required the deposit of an amount of money sufficient to constitute the appraised amount estimated for such eminent domain acquisition and, as a result, deposited \$21,738,000 with the Court; and

***WHEREAS***, after a series of the one year bond anticipation notes of the two series over the 10 year period plus a period of months into the fiscal year following the 10<sup>th</sup> year as permitted by the New Jersey Local Bond Law, with certain required paydowns of principal over the period of 10 years, the Township was required to issue long term bonds to permanently finance such bond anticipation notes; and

***Resolution #R-2020-102 cont’d:***

***WHEREAS***, as a result, the Township issued \$13,973,000 bonds (as part of a \$14,184,000 issue that included purposes other than the Solberg acquisition) on April 27, 2017 (the “2017 Bonds”) to permanently finance the remaining outstanding amount of the original 2006 Notes with principal maturities from February 15, 2018 to February 15, 2042 with early optional redemption provisions permitting the Township to redeem such bonds at par on or after February 15, 2027 that mature on or after February 15, 2028; and

**WHEREAS**, in addition, in order to permanently finance the remaining outstanding amount of the original 2007 Notes, the Township issued \$6,278,000 bonds on April 27, 2018 (the “2018 Bonds”) with principal maturities from March 1, 2019 to March 1, 2038 with early optional redemption provisions permitting the Township to redeem such bonds at par on or after March 1, 2024 for the bonds maturing on or after March 1, 2025; and

**WHEREAS**, pursuant to the various Court orders, certain of the funds on deposit with the Court in connection with the above described actions were released and paid to certain people as fees or related costs; and

**WHEREAS**, following certain actions and motions by the parties as well as ultimately decisions by the Court on March 1, 2019, the Township’s condemnation action was invalidated (as evidenced by the Township of Readington V. Solberg Aviation Company, No. A3964-15T-2019 WL, 994105, New Jersey Superior Court, Appellate Division March 1, 2019) and;

**WHEREAS**, the Court further directed certain of the funds on deposit with the Court to be disbursed as post condemnation awards for fees; and

**WHEREAS**, following various time consuming motions and pleadings regarding other related claims against the Township in the condemnation proceedings and, despite the dismissal of the Condemnation action that had necessitated the deposit of the initial amounts referred to herein with the Court, the remaining funds on deposit with the Court amounting to \$18,019,029.79 were not released to and deposited by the Township until August 17, 2020; and

**WHEREAS**, since the funds received by the Township from the Court are no longer necessary or able to be used by the Township for the public purpose set forth in the Bond Ordinance, the Township is required by the applicable provisions of the Internal Revenue Code and Regulations to provide within the Defeasance Escrow Account an irrevocable investment in United States Treasury Obligations or similar secure securities to redeem the 2017 and 2018 Bonds or provide for their redemption on the first redemption date for each of such bonds; and

**WHEREAS**, the aggregate amount of outstanding principal is greater than the amount of available monies in the Defeasance Escrow Account to provide for the redemption of all of the remaining outstanding principal of the 2017 Bonds and 2018 Bonds, the Township has determined, consistent with the provisions of the Internal Revenue Code and Regulations referred to above, to provide for the redemption of the maximum amount of the outstanding 2017 Bonds and the outstanding 2018 Bonds based on the amount available in the Defeasance Escrow Account with any remaining monies held by the Township in the Defeasance Escrow Account to be used to pay debt service on any of the non-redeemed bonds on the first maturities when due;

***NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY AS FOLLOWS:***

**Section 1.** The Township’s Administrator and Chief Financial Officer are hereby authorized and directed to provide for the escrow and investment of the proceeds of the Solberg funds deposited by

the Court with the Township in a manner consistent with the preambles hereof, and along with other appropriate officials of the Township, to execute the Defeasance Escrow Agreement and any other related escrow documents with an appropriate banking and trust entity as recommended by the Township’s consultants referenced below.

**Resolution #R-2020-102 cont’d:**

**Section 2.** Such Township officials shall coordinate such escrows and investments with the Township’s Special Counsel, McManimon, Scotland & Baumann, LLC, and its Financial and Investment Advisor, Phoenix Advisors, to complete such escrows and investments.

**Section 3.** This resolution shall take effect immediately.

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

8. **Resolution Endorsing Recommendations for the Intersection of County Route 523, County Route 629 and Springtown Road**

Mrs. Fort expressed safety concerns about designating a bike route path at this intersection. Mayor Heller indicated that it is not the intent to designate a bike path rather just a crossing for cyclists to cross over the intersection. The Committee concurred that language should be amended to read *bike crossing path* for clarification.

The following resolution was offered for consideration:

**#R-2020-103**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the intersection of County Routes 523, County Route 629 and Springtown Road is at best risky and at worst dangerous to both motorists and bicyclists; and

**WHEREAS**, officials from the Township of Readington and the County of Hunterdon have participated in numerous discussions and visits to the intersection; and

**WHEREAS**, several residents from the area have formed a coalition and presented a comprehensive report to the Mayor & Township Committee; and

**WHEREAS**, in an effort to reduce speeding in the area, the Hunterdon County Freeholders have approved a lowering of the speed limits in the areas and in conjunction, the appropriate speed limit signs have been posted; and

**WHEREAS**, the Mayor & Township Committee hereby suggest the following recommendations to the County Freeholders in an effort to further improve the intersection:

1. Add above-ground signage and advisory signage in the intersection area.
2. Add on-ground channelization, markings and striping on the road surface.
3. Add signage and striping to provide a designated bike crossing path across 523 between Springtown Road and 629.
4. Remove any and all vegetation that creates a view obstruction.
5. Reconfigure striping on Route 629 for improved site lines to Route 523.

***Resolution #R-2020-103 cont'd:***

**WHEREAS**, the Township of Readington also suggests the following safety improvements along County Route 523:

1. Implement such safety improvements by March 2021.
2. Maintain County and Twp. Road Safety discussions.

**NOW THEREFORE BE IT RESOLVED**, the Township Committee hereby endorses the recommendations enumerated above and also directs the Township Clerk to forward a certified copy of this Resolution to the Clerk of the Board of Freeholders of Hunterdon County; and

**NOW THEREFORE BE IT FURTHER RESOLVED**, the representatives from Readington and Hunterdon County continue the dialogue and include the resident coalition in a continuing effort to reduce traffic accidents in this vicinity.

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

9. ***Resolution Authorizing the Execution of Grant Agreement Between Readington Township and the State of New Jersey by and for the Board of Public Utilities***

John Broten, Dogwood Drive, questioned what the grant agreement was for.

The following resolution was offered for consideration:

***#R-2020-104***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, 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 \$5,500 to fund the following project:

*Grant Agreement Between Readington Township and the State of New Jersey by and for the Board of Public Utilities  
Grant Identifier: EV Grant*

*New Jersey's Clean Fleet Electric Vehicle Incentive Grant Program*

***NOW THEREFORE BE IT RESOLVED***, that the governing body resolves that Richard J. Sheola or the successor to the office of the Township Administrator is authorized (a) to make 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 \$5,500 and not more than \$5,500, and (c) to execute any amendments thereto.

***BE IT FURTHER RESOLVED***, that 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 Mr. Smith to adopt this resolution, 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

### **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.

A **MOTION** was made by Mr. Smith to approve the updated purchasing guide, 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

Administrator Sheola also reported that the grant process has been revised to streamline the process.

A **MOTION** was made by Mr. Smith to approve the grant management procedure, 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 Sheola reported that there will be no in person Halloween events hosted by the Township this year and noted that the procedures for trick or treating will be in accordance with the state guidelines.

Administrator Sheola further reported that a complete budget package has been sent out to all departments, boards

and commissions requesting detailed information for 2020/2021 budget.

### **ATTORNEY’S REPORT**

Attorney Dragan stated that she had nothing further to report.

### **ENGINEER’S REPORT**

Engineer O’Brien reported that he will be conducting a pre-construction meeting for the milling and paving project on Old Highway 28 and School Road. Engineer O’Brien also noted that the Department of Public Works is in the process of widening Sophie Street, potentially to be completed in the Spring.

**JOHN ALBANESE**

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

**BETTY ANN FORT**

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

**JUERGEN HUELSEBUSCH**

Mr. Huelsebusch reported that he was in contact with the Mayor of Branchburg regarding preservation and trails.

**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***

David Owen, County Route 523, commented on the traffic on Route 523 specifically with the recent speed reductions, noting that it has been a big improvement.

Daniel Stoops, Lamington Road, commented on the amount of loud noise coming from an event at the Ryland Inn this past weekend and asked for the Committee's assistance to address this matter.

Todd Terricone, Lamington Road, reiterated the comments by Mr. Stoops regarding the noise at the Ryland Inn this past weekend.

Andrew Roth, Country Route 523, commented on the definitions in the Planning Board ordinance that was adopted this evening.

***COMMENTS FROM THE GOVERNING BODY***

Mayor Heller commented on the recent spike in COVID cases in Hunterdon County.

As there was no further business, ***A MOTION*** was made by Mr. Smith at 9:40 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