

**READINGTON TOWNSHIP COMMITTEE
MEETING – June 3, 2024**

Mayor Mueller *calls the meeting to order at 6:00 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 A. Mueller, Deputy Mayor V. Panico, Mr. J. Albanese and Mr. J. Heller
- ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney C. Corsini
- ABSENT:** Mr. J. Huelsebusch

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>
Department of Public Works	Personnel	Certain information at the discretion of Twp tonight shall remain confidential
Police Department	Personnel	“ “ “
Deed of Conservation Easement	Contract Negotiations	“ “ “
(Redco Read LP)		
Block 13, Lot 25 (Cuellar)	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• May 20, 2024		
Affordable Housing.....	Potential 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. Heller 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 Mueller led those present in the *Salute to the Flag*.

Executive Session:

Personnel / Department of Public Works

The following resolution was offered for consideration:

#R-2024-92

RESOLUTION APPOINTING MECHANIC TO THE DEPARTMENT OF PUBLIC WORKS - BIRAGHI

WHEREAS, the Department of Public Works – Fleet Maintenance has a vacancy for a Mechanic position; and

WHEREAS, the Department has advertised and posted the vacancy internally; and

WHEREAS, there were a number of applications and after interviews with the Director of Public Works and the Public Works Supervisor and mechanics, it is the recommendation to hire Kyle Biraghi as Mechanic for the Department of Public Works in accordance with the contract in place at this time.

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Kyle Biraghi as Mechanic for the Department of Public Works contingent upon successful completion of the requisite pre-employment physical. .

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

Personnel / Police

The following resolution was offered for consideration:

#R-2024-93

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, Dylan Hourihan was sworn in as probationary police officer on December 4th, 2023 by way of Resolution #R-2023-188; and

WHEREAS, Probationary Police Officer Hourihan has graduated from the 102nd Basic Police Officer Training at the Morris County Police Academy.

NOW THEREFORE BE IT RESOLVED the Township Committee appoints Probationary/Certified Police Officer Hourihan at a salary set by contract in the amount of \$76,574 effective June 3rd, 2024.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

The following resolution was offered for consideration:

#R-2024-94

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Patryk Czyz was sworn in as probationary police officer on December 4th, 2023 by way of Resolution #R-2023-190; and

WHEREAS, Probationary Police Officer Czyz has graduated from the 102nd Basic Police Officer Training at the Morris County Police Academy.

NOW THEREFORE BE IT RESOLVED the Township Committee appoints Probationary/Certified Police Officer Czyz at a salary set by contract in the amount of \$76,574 effective June 3rd, 2024.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

The following resolution was offered for consideration:

#R-2024-95

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Shirley Cordova was sworn in as probationary police officer on December 4th, 2023 by way of Resolution #R-2023-189; and

WHEREAS, Probationary Police Officer Cordova has graduated from the 102nd Basic Police Officer Training at the Morris County Police Academy.

NOW THEREFORE BE IT RESOLVED the Township Committee appoints Probationary/Certified Police Officer Cordova at a salary set by contract in the amount of \$76,574 effective June 3rd, 2024.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

Contract Negotiations / Deed of Conservation Easement (Redco Read LP)

A MOTION was made by Mr. Panico to approve the conservation easement deed for Redco Read LP, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

Contract Negotiations / Block 13, Lot 25 (Cuellar)

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / May 20, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of May 20, 2024 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Mueller 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 Mueller requested to remove *Item # 1* from the Consent Agenda.

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

1. * **APPROVAL OF MINUTES** of meetings of May 20, 2024
2. * ***Grant Agreement Between Readington Township Environmental Commission and the State of New Jersey by and for the New Jersey Department of Environmental Protection / Grant Identifier NCS-2022-REC-00059 Resolution***

The following resolution was offered for consideration:

#R-2024-96

GRANT AGREEMENT BETWEEN
Readington Township Environmental Commission
AND
THE STATE OF NEW JERSEY
BY AND FOR
THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRANT IDENTIFIER: [NCS-2022-REC-00059](#)

WHEREAS, The governing body of Readington Township Environmental Commission desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$250,000.00 to fund the following project:

Forest Restoration - Readington Township Meadow Afforestation,

NOW THEREFORE the governing body resolves that Richard Sheola or the successor of the office of 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 \$0.00 and not more than \$250,000.00 and (c) to execute:

-any amendments thereto which do not increase the Grantee's obligations.

Resolution #R-2024-96 cont'd:

BE IT FURTHER RESOLVED, The Mayor and Township Committee authorizes and hereby agrees to match 24.92% of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property, is hereby certified up to 100% of the match will be made up of in-kind services (if allowed by grant program requirements and the agreement).

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

3. ***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>
GENERAL	3-01	\$ 20,889.40
SEWER UTILITY OP FUND	3-02	\$ 657.83
GENERAL	4-01	\$ 3,441,811.45
SEWER UTILITY OP FUND	4-02	\$ 124,323.09
GENERAL	G-01	\$ 8,195.77
OTHER TRUST	X-03	\$ 41,472.89
PAYROLL DEDUCTIONS	X-06	\$ 248,806.73
2023 CAPITAL IMPROVEMENTS	X-23	<u>\$ 1,676.75</u>
TOTAL OF ALL FUNDS		\$ 3,887,833.91

A **MOTION** was made by Mr. Panico to approve the Consent Agenda (with the removal of items 1 & 3), seconded by Mr. Albanese and on Roll Call vote the following was recorded:

- Mr. Albanese -Aye
- Mr. Heller - Aye
- Mr. Huelsebusch - Aye
- Mr. Panico - Aye
- Mayor Mueller - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Andrew Roth commented on the correspondence from Jersey Central Power & Light Company.

PUBLIC HEARING

Adoption of 2024 Municipal Budget

As it was after 7:45 p.m., A **MOTION** was made by Mr. Panico to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Administrator Sheola explained that certain amendments are necessary for the budget in accordance with the guidelines from the State Division of Local Government Services. These amendments will be introduced during tonight's meeting. Following this, a public hearing regarding the amended budget is scheduled for June 17th. Administrator Sheola also provided a brief presentation on the budget as it was initially introduced.

Township Auditor Joe Sarno, from Holman Allison and Frenia, explained the auditor’s role in the budgeting and the State review process.

Mayor Mueller asked if there were any comments from the governing body

Deputy Mayor Panico asked about a capital fund for sewer.

Administrator Sheola highlighted the amendments that are being made to the budget.

Mayor Mueller asked if there were any comments from the public

John Broten asked for clarification on the debt/debt service and why it increases each year.

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

The following resolution was offered for consideration:

#R-2024-99

**TOWNSHIP OF READINGTON
 RESOLUTION
 AMENDING 2024 INTRODUCED BUDGET**

WHEREAS, the Local Municipal Budget for the year 2024 was introduced on the 6th day of May

2024, and;

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

WHEREAS, it is the desire to amend said approved budget;

NOW THEREFORE BE IT RESOLVED, by the Committee of the Township of Readington, County of Hunterdon that the following amendments to the approved budget of 2024 be made:

CURRENT FUND BUDGET DEDICATED REVENUES:	FROM	TO
Current Fund Surplus Anticipated	1,174,500.00	1,093,242.44
Reserve for Debt Payment	1,775,000.00	1,250,000.00
Energy Receipts Tax	1,431,538.00	1,438,664.00
Municipal Relief Fund	74,161.00	148,292.56
Total Current Fund Revenues	25,310,383.57	24,785,383.57
CURRENT FUND BUDGET APPROPRIATIONS:	FROM	TO
Employee Group Health	3,172,800.00	2,647,800.00
Total Current Fund Appropriations	25,310,383.57	24,785,383.57
OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND REVENUES:	FROM	TO
Amount to be Raised by Taxation	623,000.00	667,472.30

	FROM	TO
OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND APPROPRIATIONS:		
Reserve for Future Use	0.00	267,472.30
Total OPEN SPACE, RECREATION, FARMLAND AND HISTORIC PRESERVATION TRUST FUND APPROPRIATIONS	400,000.00	667,472.30

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

BE IT FURTHER RESOLVED, that this complete amendment, in accordance with NJSA 40A:4-9, be published in the Official News Publication in the issue of June 7, 2024 and that said publication contain notice of a public hearing on said amendment to be held at the Municipal Building on June 17, 2024, at 7:45 PM.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

As it was after 7:45 p.m., A **MOTION** was made by Mr. Panico 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 AND SUPPLEMENTING CHAPTER 112 ENTITLED
 “EMERGENCY SERVICES” OF THE CODE OF THE TOWNSHIP OF READINGTON
 AUTHORIZING THE ADDITION OF THE OFFICE OF EMERGENCY MANAGEMENT AND
 THE COMMUNITY EMERGENCY RESPONSE TEAM (CERT) TO THE LIST OF RECOGNIZED
 AGENCIES**

ORDINANCE #16-2024

Mayor Mueller asked if there were any comments from the governing body

There were none.

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

There were no comments.

A **MOTION** was made by Mr. Panico 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 AND SUPPLEMENTING CHAPTER 112 ENTITLED
“EMERGENCY SERVICES” OF THE CODE OF THE TOWNSHIP OF READINGTON
AUTHORIZING THE ADDITION OF THE OFFICE OF EMERGENCY MANAGEMENT AND
THE COMMUNITY EMERGENCY RESPONSE TEAM (CERT) TO THE LIST OF RECOGNIZED
AGENCIES***

ORDINANCE #16-2024

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

A ***MOTION*** was made by Mr. Panico 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:

***ORDINANCE REAPPROPRIATING \$16,161.67 FROM ORDINANCE 07-2021
PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL
PURPOSE IN ORDER TO PROVIDE FOR THE PURCHASE OF AN
ALCOTEST MACHINE FOR THE POLICE DEPARTMENT IN AND BY
THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON,
NEW JERSEY***

Ordinance #17-2024

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

There were none.

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

There were none.

A ***MOTION*** was made by Mr. Panico 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:

***ORDINANCE REAPPROPRIATING \$16,161.67 FROM ORDINANCE 07-2021
PROCEEDS OF OBLIGATIONS NOT NEEDED FOR THEIR ORIGINAL
PURPOSE IN ORDER TO PROVIDE FOR THE PURCHASE OF AN
ALCOTEST MACHINE FOR THE POLICE DEPARTMENT IN AND BY
THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON,
NEW JERSEY***

Ordinance #17-2024

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated May 14, 2024 from Michael Martelo, Counsel for Central Jersey Power & Light Company, in *the Matter of the Verified Petition of Jersey Central Power & Light Company Seeking Adjustment of Rider RRC-RGGI Recovery Charge Including 1) Approval of its Deferred Balances Relating to, and an Adjustment of, the Solar Renewable Energy Certificates Financing Program Component of Rider RRC; 2) Approval of Deferred Balances Relating to, and an Adjustment of, the Transition Incentive Program Component of Rider RRC; 3) Approval of Deferred Balances Relating to, and an Adjustment of, the Solar Successor Incentive Program Component of Rider RRC; 4) Approval of its Deferred Balances Relating to, and an Adjustment of, the Energy Efficiency Conservation Program Component of Rider RRC; 5) Approval of its Administrative Fee for the SREC II Program Effective as of January 1, 2025; 6) Approving the SREC II Program Administration Fee Deferred Balance from January 1, 2023 through December 31, 2023; and 7) Approval of its Deferred Balances Relating to, and the Implementation of, the Community Solar Program Component of Rider RRC*. No action taken.
2. Letter dated May 14, 2024 from Michael Martelo, Counsel for Jersey Central Power & Light Company in *the Matter of the Petition of Jersey Central Power & Light Company for Approval of its Second Energy Efficiency and Conservation Plan Including Energy Efficiency and Peak Demand Reduction Programs*. No action taken.

OLD BUSINESS

1. ***Request from the NJDOT for Resolution of Support for Route 22 Median Openings Redevelopment***

Deputy Mayor Panico reviewed and highlighted all of the changes proposed by the Department of Transportation (DOT) to the Route 22 median openings.

Tim Apgar, Chief of Whitehouse Fire Company, requested that the fire chiefs be given the opportunity to provide input on the plan, specifically regarding emergency services access. The Committee agreed that before they consider passing a resolution of support for the redevelopment plan, they will meet with emergency services personnel to gather their input.

NEW BUSINESS

1. ***An Ordinance Amending Portions of a Previously Adopted Ordinance by the Township of Readington on December 6, 1982 Governing Sewer Charges for the Township of Readington***

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING PORTIONS OF A PREVIOUSLY ADOPTED ORDINANCE BY THE TOWNSHIP OF READINGTON ON DECEMBER 6, 1982 GOVERNING SEWER CHARGES FOR THE TOWNSHIP OF READINGTON

Ordinance # 18-2024

WHEREAS, the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, on December 6, 1982 adopted an ordinance establishing the rates to be charged for each sewer rental unit; and

WHEREAS, the cost of operating the sewer system for the Township of Readington has increased since the setting of the initial rate in 1982; and

WHEREAS, it is in the best interest of the Township of Readington that the sewer system not be operated at a loss.

Ordinance #18-2024 cont'd:

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Committed of the Township of Readington, County of Hunterdon, State of New Jersey, as follows:

1. Section 187-5, D of the Code of the Township of Readington, pertaining to Sewer Charges is amended as follows [additions are indicated **thus**, deletions are indicated **thus**]:

The charges for sewer service as hereinafter set forth shall commence on the date of connection or ninety (90) days after such owner has received notice to connect, whichever event first occurs. Upon failure to pay the charges whether or not connection is made, the owner shall be liable for the penalties and fine provisions hereinafter set forth in this ordinance. The sewer charges shall be made by the Township and billed to the owners of real property upon which there are improvements at the sanitary sewer rental or charge of ~~\$460~~ **\$480**- per year for each sewer rental unit in the Three Bridges Sewer Area and ~~\$460~~ **\$480**- per year for each sewer rental unit in the Whitehouse Sewer Area. The number of sewer rental units shall be determined in different instances as follows:

2. All other terms, conditions, and/or provisions of the afore described ordinance shall remain in full force and effect.

This Ordinance shall take effect upon adoption and publication according to law

A **MOTION** was made by Mr. Albanese to introduce this ordinance with the correction noted, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

The Public Hearing was scheduled for June 17, 2024.

2. **An Ordinance to Provide for the Acceptance of a Portion of Block 36, Lot 49, Commonly Known as Ditmar Boulevard in the Township of Readington, County of Hunterdon and State of New Jersey from Toll, NJ I, LLC for Public Roadway Purposes**

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF A PORTION OF BLOCK 36 LOT 49, COMMONLY KNOWN AS DITMAR BOULEVARD IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM TOLL, NJ I, L.L.C. FOR PUBLIC ROADWAY PURPOSES.

ORDINANCE #19-2024

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. In accordance with N.J.S.A. 40A: 12-4 and 5, et seq., the Township of Readington hereby accepts for public right of way purposes, a portion of property known as Block 36, Lot 49 , commonly known as Ditmar Boulevard which has been dedicated to the Township by Toll, NJ I, L.L.C., as more particularly set forth in the Deed on file in the office of the Readington Township Clerk, at the Readington Township Municipal Building, 509 Route 523, Whitehouse Station, N.J.

SECTION 2. The Township acknowledges receipt of the aforementioned Deed conveying the property, together with executed title affidavits.

Ordinance #18-2024 cont'd:

SECTION 3. 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 4. This ordinance shall take effect immediately upon final adoption and publication according to law. This Ordinance shall be recorded with the Hunterdon County Clerk, as well as the Deed.

A **MOTION** was made by Mr. Panico to introduce this ordinance with the correction noted, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

The Public Hearing was scheduled for June 17, 2024.

3. ***Project Consistency Review Report / Apartments at Three Bridges Holdings, LLC (Block 81, Lot 1) - memo from Township Project Review (PRC) Committee***

The following resolution was offered for consideration:

#R-2024-102

***RESOLUTION OF THE TOWNSHIP OF READINGTON
COUNTY OF HUNTERDON AND STATE OF NEW JERSEY***

WHEREAS, on December 14, 2022, the Township Committee of the Township of Readington (“**Township**”) authorized the entry of an Affordable Housing Agreement (the “**Agreement**”) with Conifer Realty, LLC (“**Assignor**”) for properties known as Block 81, Lot 1, located within the Township’s Block 81 Redevelopment Plan Area, which was adopted by Ordinance #31-2022 on November 21, 2022, and authorized the execution of a redevelopment agreement between the Township and the Redeveloper; and

WHEREAS, pursuant to the Agreement, the Assignor agreed to construct a project consisting of, among other things, eighty (80) multifamily residential apartment dwelling units, all of which will be affordable to very low-, low- and moderate-income households in accordance with the Township’s court-approved Amended Housing Plan Element and Fair Share Plan, as more specifically defined in the Agreement (the “**Project**”); and

WHEREAS, pursuant to Resolution #R-2023-57 adopted on March 6, 2023 (the “**Resolution**”), the Township designated Apartments at Three Bridges Holdings, LLC (the “**Redeveloper**”) as the redeveloper and the authorized the assignment of the Agreement from the Assignor to the Redeveloper along with a transfer of ownership in the Project; and

WHEREAS, as required by the Township’s Block 81 Redevelopment Plan within the Three Brides Block 81 Redevelopment Area (the “**Redevelopment Plan**”), the Redeveloper submitted an application to the Township’s Project Review Committee (the “**PRC**”), requesting the PRC consider and make a recommendation to the Township Committee as to whether the Project was consistent with the parameters of the Redevelopment Plan; and

WHEREAS, a determination of consistency by the Township Committee is a necessary step prior to the Redeveloper making a development application to the Township Planning Board for its proposed project; and

WHEREAS, the Redeveloper appeared before and presented the Project for review by the PRC; and the PRC memorialized its findings and recommendations, which were summarized in a memorandum (the "**PRC Memo**"), which findings and recommendations (i) included that the application submitted by Redeveloper is substantially consistent with the Redevelopment Plan and (ii) importantly, noted that the documents submitted demonstrate that no amendments to the Redevelopment Plan are necessary in order for the Project to proceed with an application for development before the Planning Board; and

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

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. For the reasons set forth in the foregoing recitals, the Township Committee endorses the recommendations made by the PRC and memorialized in the PRC Memo, and determines the application submitted by the Redeveloper is substantially consistent with the Redevelopment Plan and the documents submitted demonstrate no amendments to the Redevelopment Plan are necessary in order for Redeveloper to proceed to the Township Planning Board with a development application for the project as described.
3. The Township Clerk shall forward a copy of this resolution to the Township Planning Board.
4. This resolution shall be effective immediately.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

4. **Release of Performance Bond / Quick Chek (Block 39, Lots 56 & 57)**

The following resolution was offered for consideration:

#R-2024-100

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, QuickChek did on April 12, 2024 file a written request with the Township of Readington for a release of Cash Performance Guarantee Check #305897 in the amount of \$24,000.00 and Performance Bond #107034045 in the amount of \$216,000.00 for work completed on Block 39, Lots 56 & 57; and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by QuickChek on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work;

WHEREAS, the Township Engineer has released the bond amount for Cash Performance Guarantee Check #303 and Performance Bond #107034045 as indicated in his memorandum dated May 29, 2024 based upon the Municipal Land Use Law requirement:

BOND OR CHECK	ORIGINAL BONDED AMOUNT	RECOMMEND REDUCTION FOR WORK COMPLETED	REMAINING PERFORM. GUARANTEE
Travelers Casualty & Surety Company #107034045	\$216,000.00	100%	0
Check #305897	\$24,000.00	100%	0
Total	\$240,000.00	100%	0

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Cash Performance Guarantee Check #305897 and Performance Bond#107034045, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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

- Mr. Albanese -Aye
- Mr. Heller - Aye
- Mr. Panico - Aye
- Mayor Mueller - Aye

5. Bond Ordinance Providing for the Acquisition of a Fire Truck for the Whitehouse Fire Company in and by the Township of Readington, in the County of Hunterdon, New Jersey, Appropriating \$1,565,000 therefor and Authorizing the Issuance of \$1,186,750 Bonds or Notes of the Township to Finance Part of the Cost thereof

The following ordinance was offered for introduction

BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A FIRE TRUCK FOR THE WHITEHOUSE FIRE COMPANY IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$1,565,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,186,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Ordinance #20-2024

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring), AS FOLLOWS:

Section 1. The improvement described in Section 3(a) of this bond ordinance is hereby authorized to be undertaken by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township"), as a general improvement. For the improvement or purpose described in Section 3(a), there is hereby appropriated the sum of \$1,565,000, which includes \$300,000 appropriated from the Reserve for Fire Apparatus in the 2024 Operating Budget and which further includes the sum of \$78,250 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,186,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of a fire ladder truck for the Whitehouse Fire Company, including all related costs and expenditures incidental thereto.

(b) The estimated maximum amount of bonds or bond anticipation notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate, and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited, and stated:

(a) The improvement or purpose described in Section 3(a) of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this bond ordinance, is 20 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,186,750, and the obligations authorized herein will be within all debt limitations prescribed by the Local Bond Law.

(d) An aggregate amount not exceeding \$100,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Ordinance #20-2024 cont'd:

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes described in Section 3(a) of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purpose described in Section 3(a) hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

A **MOTION** was made by Mr. Panico to introduce this ordinance with the correction noted, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

The Public Hearing was scheduled for June 17, 2024.

6. ***Resolution of the Readington Township Committee Authorizing the Issuance of Estimated Tax Bills for the 3rd Quarter of 2024***

Administrator Sheola advised that the estimated tax bills would be going out in the next few weeks.

The following resolution was offered for consideration:

#R-2024-97

***RESOLUTION OF THE READINGTON TOWNSHIP COMMITTEE
AUTHORIZING THE ISSUANCE OF ESTIMATED TAX BILLS FOR
THE 3RD QUARTER OF 2024***

WHEREAS, it is anticipated that the Township of Readington will not be able to issue tax bills for the 3rd quarter 2024 payment on a timely basis due to the failure of the State of New Jersey to provide the necessary certification to the Hunterdon County Board of Taxation; and

WHEREAS, the Township of Readington has determined that there could be insufficient cash flow to support operations in August if the tax bills are not sent out shortly; and

WHEREAS, the State of New Jersey, Division of Local Government Services, is unable to provide a timeframe for the provision of the necessary certification to the Hunterdon County Board of Taxation.

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

1. The Tax Collector be and is hereby directed to take all steps necessary to send out estimated tax bills for the 3rd Quarter 2024 installment.
2. The total estimated tax levy for 2024 is hereby set at \$87,138,508.77 and the estimated tax rate is \$2.611.
3. In accordance with the law, the third installment of 2024 taxes shall not be subject to interest until the later of August 10 or the 25th calendar day after the date the estimated tax bills are mailed. The estimated tax bills shall contain a notice specifying the date on which interest will begin to accrue.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

7. **** Grant Agreement Between Readington Township Environmental Commission and the State of New Jersey by and for the New Jersey Department of Environmental Protection / Grant Identifier NCS-2022-REC-00059 Resolution***

This matter was addressed under the Consent Agenda.

8. ***Resolution to Establish a Sustainable Action Team as a Subcommittee of the Readington Township Environmental Commission***

John Broten inquired about the purpose of establishing the subcommittee.

The following resolution was offered for consideration:

#R-2024-98

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township Committee of the Township of Readington strives to save tax dollars, assure clean air and water, improve working and living environments to build a community that is sustainable economically, environmentally, and socially; a community which would thrive well into the new century; and

WHEREAS, the Township Committee of the Township of Readington wishes to create a Sustainable Action Team which benefits our residents now and far into the future with green community initiatives which are easy to replicate and affordable to implement; and

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that we do hereby establish a Sustainable Action Team consisting of members who shall be residents and employees of the Township.

NOW THEREFORE BE IT FINALLY RESOLVED, by the Township Committee of the Township of Readington that the Sustainable Action Team be a fully functional subcommittee of the Readington Township Environmental Commission.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

ADMINISTRATOR'S REPORT

Administrator Sheola announced that the Police Department received a donation from Ira Katz to purchase medical equipment for the police.

The following resolution was offered for consideration:

#R-2024-101

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Ira Katz wishes to donate \$4,999.00 to the Township of Readington Police Department to purchase medical equipment including Automated External Defibrillators (AED) for patrol cars; and

WHEREAS, given that police officers frequently initiate life saving measures before emergency medical services arrive.

NOW THEREFORE BE IT RESOLVED the Township Committee of Readington Township hereby accepts the generous donation from Ira Katz and thanks him for his contribution toward the well-being of the residents of the Township of Readington.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that Hunterdon County will be having a virtual Public Information Center regarding the reconstruction of Bridge-168 on June 26th at 6 p.m. Engineer O'Brien further reported that the bid opening for the paving of Pulaski Road Section 2 is scheduled for June 20th and PSE&G is completing their work on Pulaski Road and Rockaway Road.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

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

VINCENT PANICO

Mr. Panico reported that Three Bridges development will be coming in front of the Planning Board soon. Mr. Panico announced that the Recreation Summer Spectacular will be held June 18th and National Night Out will take place on August 6th. Mr. Panico also reported that new signage was installed to warn trucks of the Lamington Road Bridge.

ADAM MUELLER

Mayor Mueller spoke to the purchase of the new fire truck and two grants that have been put in front of the House Appropriations Committee by Congressman Kean and Senator Booker for a total of seven (7) million dollars for the modernization of the police department and the new DPW building.

COMMENTS FROM THE PUBLIC

Andrew Roth inquired about researching the Township Committee minutes from 2020 regarding correspondence from PSE&G or JCP&L.

Bob Schoenfeld commented on the DOT Route 22 median project.

Betty Ann Fort inquired if the use of unused funds would affect debt. Mrs. Fort commented on the Route 22 median project and asked if the purchase of the new fire truck in cash would preclude any other needed purchases.

Glen (resident) inquired if local businesses weighed in on the proposed Route 22 median project.

Jill (resident) inquired on the use of the property that was purchased on Rockafellow's Mill Road and River Road.

Andrew Roth spoke to the Route 22 median project.

Barbara Nastro inquired about the issues further down on Route 22 near Route 78.

Bill Quinn spoke to the Route 22 median project limiting access for residents and to local businesses.

Matt Doherty spoke to the unauthorized use of photos of minors in campaign posts to social media.

Cheryl Filler spoke to election signs being placed on property without permission.

Marcello Perez addressed the need for the paving of Menlo Drive and Edison Avenue.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 9:15 p.m. to adjourn the meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk