

**READINGTON TOWNSHIP COMMITTEE
MEETING – June 17, 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, Mr. J. Heller, and Mr. J. Huelsebusch

ALSO PRESENT: Administrator R. Sheola, Municipal Clerk K. Parker, Attorney C. Corsini

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>
Chief Financial Officer	Personnel	Certain information at the discretion of Twp tonight shall remain confidential
Personnel (Salary Adjustments)	Personnel	“ “ “
Hunterdon Land Trust	Contract Negotiations	“ “ “
(Easement Monitoring)		
Application for Donation of Real Estate / ..	Contract Negotiations.....	“ “ “
State of NJ (formerly Beitz)		
Redevelopment Agreement /	Contract Negotiations.....	“ “ “
Apartments at Three Bridges Holdings, LLC		
Portion of Approved SSA (Cook)	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• June 3, 2024		
Department of Public Works	Potential Litigation.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
388 Readington Realty Holdings, LLC vs....	Litigation	“ “ “
Township of Readington		

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.”

2. 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 7:45 p.m.

Mayor Mueller led those present in the *Salute to the Flag*.

Executive Session:

A **MOTION** was made by Mr. Panico to amend the Executive Session agenda to remove the following matters: Potential Litigation / Affordable Housing and add the following: Contract Negotiations / James Property, Contract Negotiations / Auditor and Personnel / Construction Code Office, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Personnel / Chief Financial Officer

The following resolution was offered for consideration:

#R-2024-103

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Donna Mollineaux has submitted her resignation as Chief Financial Officer effective May 17, 2024; and

WHEREAS, the Township has been unable to recruit a permanent Chief Financial Officer; and

WHEREAS, Township Administrator Richard J. Sheola is a Certified Municipal Finance Officer; and

NOW THEREFORE BE IT RESOLVED the Township Committee appoints Richard J. Sheola, CMFO as Chief Financial Officer for Readington Township with compensation of \$2,000.00 per month for each month or part thereof effective May 20, 2024 until such time as a new Chief Financial Officer is appointed.

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

Personnel / Personnel (Salary Adjustments)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Hunterdon Land Trust (Easement Monitoring)

A **MOTION** was made by Mr. Panico to approve the contract with Hunterdon Land Trust for Easement Monitoring, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Application for Donation of Real Estate / State of NJ (formerly Beitz)

A **MOTION** was made by Mr. Panico to approve the NJDEP Green Acres donation application for the former Beitz property, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Pilot Agreement / Apartments at Three Bridges Holdings, LLC

A **MOTION** was made by Mr. Panico to amend the agenda to move this item to New Business, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Contract Negotiations / Portion of Approved SSA (Cook)

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / June 3, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of June 3, 2024 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded. Mr. Huelsebusch recused as he was not present for the meeting.

Potential Litigation / Department of Public Works

Mayor Mueller stated that this matter remains in Executive Session.

Litigation / 388 Readington Realty Holdings, LLC v. Township of Readington

A **MOTION** was made by Mr. Panico to approve the amended agreement with the Municipal Excess Liability Joint Insurance Fund (MEL), seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / James Property

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Auditor

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Construction Code Office

The following resolution was offered for consideration:

#R-2024-104

RESOLUTION APPOINTING ADMINISTRATIVE ASSISTANT FOR THE CONSTRUCTION CODE OFFICE - CARUSO

WHEREAS, the Construction Code Office, due to a resignation, has a vacancy for an Administrative Assistant position; and

WHEREAS, the position has been advertised and posted the vacancy internally; and

WHEREAS, there were a number of applications and after interviews with the Construction Code Official and Township Administrator, it is the recommendation to hire Jeanine Caruso for the Administrative Assistant position in the Construction Code Office in accordance with the offer letter of June 14, 2024;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Jeanine Caruso for the Construction Code Office 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. Huelsebusch	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

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 # 2* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meetings of June 3, 2024

2. * *Resolution Authorizing Alcoholic Beverage License Renewals for Year 2024-25*

The following resolution was offered for consideration:

#R-2024-105

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 2024-2025 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, Inc	\$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>
1022-33-001-005	HGC Stanton Ridge, LLC	\$2,500.00	\$200.00
1022-33-005-009	Adventure Duo, Inc.	\$2,500.00	\$200.00
1022-33-006-010	Ryland Manor LLC	\$2,500.00	\$200.00
1022-33-007-006	Bensi of Whitehouse, LLC	\$2,500.00	\$200.00
1022-33-003-008	215 White Liquors, LLC	\$2,500.00	\$200.00
1022-33-009-008	Kalli 2, LLC	\$2,500.00	\$200.00
1022-33-002-013	Brass Knob, LLC	\$2,500.00	\$200.00

CLUB:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-31-012-001	Polish American Citizens Club	\$ 150.00	\$200.00
1022-31-014-001	Three Bridges Volunteer Fire Co 1 Inc.	\$ 150.00	\$200.00
1022-31-010-002	Whitehouse American Legion Post 284	\$ 150.00	\$200.00

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	\$ 5,920.31
GENERAL	4-01	\$ 792,181.70
SEWER UTILITY OP FUND	4-02	\$ 6,095.79
GENERAL	G-01	\$ 2,714.84
OTHER TRUST	X-03	\$ 25,203.50
PAYROLL DEDUCTIONS	X-06	\$ 193,618.53
TOTAL OF ALL FUNDS		\$ 1,025,734.67

A **MOTION** was made by Mr. Panico to approve the Consent Agenda (with the removal of item #2), seconded by Mr. Albanese and on Roll Call vote the following was recorded:

- Mr. Albanese -Aye
- Mr. Heller - Aye
- Mr. Huelsebusch - Aye (abstain from June 3, 2024 minutes)
- Mr. Panico - Aye
- Mayor Mueller - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were no comments from the public.

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 gave a brief overview of the amendments to the 2024 budget.

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

Mr. Heller opined on the irresponsibility of a flat budget stating that there should be a buffer in the budget for potentially any unknown expenses that may arise throughout the year.

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

Laurie Fisher questioned if there was money budgeted for the airport expansion.

Kevin Wallace asked for clarification on how the budget was amended.

Andrew Saad asked Mr. Albanese if he would be recusing himself from voting on the budget.

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

Adoption of 2024 Municipal Budget

A MOTION was made by Mr. Panico to adopt the *2024 Municipal Budget*, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

Ordinance #19-2024

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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

ORDINANCE #19-2024

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. Huelsebusch	- 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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

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

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.

Betty Ann Fort asked for clarification on the funding for the purchase of the fire truck.

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

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated June 13, 2024 from Lindsay Heller, Acting Clerk, Township of Clinton, regarding ***An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Consolidating Various Zoning Districts along the Route 31 Corridor into a new HC Highway Commercial District; Changing the C-1 District South of the Annandale Train Station to OB-2; Changing the Southernmost OB-1 District to RC; Establishing New Conditional Use Standards and Definitions; and Amending Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton" Accordingly.*** No action taken.
2. Letter dated June 10, 2024 from Shana Goodchild, Land Use Administrator regarding a ***Resolution Adopting the 2024 Master Plan & Development Regulations Reexamination for the Township of Tewksbury.*** No action taken.

NEW BUSINESS

1. ***An Ordinance to Provide for the Acceptance of Certain Conservation Easements on Portions of Block 39, Lot 53 in the Township of Readington, County of Hunterdon and State of New Jersey for Stream Corridor Protection Purposes from Redco Read, LP***

The following ordinance was offered for introduction:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN CONSERVATION EASEMENTS ON PORTIONS OF BLOCK 39, LOT 53 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FOR STREAM CORRIDOR PROTECTION PURPOSES FROM REDCO READ, LP

ORDINANCE #21-2024

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

WHEREAS, Redco Read, LP, a New Jersey Limited Partnership (hereinafter "Owner") has requested the Township of Readington to accept certain conservation easements dedicated in connection with a preliminary and final site plan application granted by the Readington Township Planning Board in connection with an office/industrial building and related improvements as set forth in Resolution #2023-02 memorialized in application #PB21-009 adopted on August 28, 2023, concerning Owner's property known as Block 39, Lot 53 on the official tax map of the Township of Readington as follows:

1. A conservation easement agreement protecting two stream corridor areas on Block 39, Lot 53, one consisting of .201 +/- acres (8,791 sq. ft +/-) shown as "Conservation Easement Area #1" and the other consisting of 2.525 +/- acres (110,011 sq. ft +/-) shown as "Conservation Easement Area #2" as more particularly described in the metes and bounds descriptions and plans attached to the Conservation Easement document which is on file in the office of the Readington Township Clerk; and

WHEREAS, the above conservation easements do not provide any public rights of use on the property. The Grantor, and its, grantees, heirs, successors, and assigns shall be responsible for the ownership, protection, and maintenance of the stream corridor areas, as well as the repair and replacement of signage installed upon the boundaries of the conservation easements on the property. The only public rights being dedicated to the Township of Readington are inspection and enforcement rights with respect to the conditions and covenants as set forth in the easement agreement, together with access for those limited purposes.

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

SECTION 1. The preambles set forth are repeated as if fully set forth herein.

SECTION 2. The Township of Readington does hereby accept, for inspection, enforcement and access purposes, the conservation easement offered by the Owner Redco Read, LP, encompassing two areas on Block 39, Lot 53, one consisting of .201 +/- acres (8,761 +/- sq. ft) shown as "Conservation Easement #1" and the other consisting of 2.525 +/- acres (110,011 +/- sq. ft) shown as "Conservation Easement #2" as more particularly described in the metes and bounds descriptions and plans attached to the Conservation Easement document on file in the office of the Readington Township Clerk.

SECTION 3. The Township acknowledges receipt of the aforementioned easements conveying the property interest described herein.

SECTION 4. The above-described easement interests are being acquired pursuant to N.J.S.A. 40A:12-3, 4 and 5, et seq, and in accordance with Sec. 148-69, et seq. of the Land Development Ordinance of the Township of Readington. 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.

Ordinance #21-2024 cont'd:

SECTION 5. This ordinance shall take effect immediately upon final adoption and publication. A copy of this Ordinance shall be recorded in the Hunterdon County Clerk's Office.

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

The Public Hearing was scheduled for July 1, 2024.

2. **Resolution for Acceptance of 2023 Audit / Resolution Approving the Corrective Action Plan for the Annual Audit Report for the Year Ending 2023**

Administrator Sheola addressed the recommendations outlined in the Corrective Action Plan.

The following resolution was offered for consideration:

R-2024-106

**TOWNSHIP OF READINGTON
RESOLUTION**

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

WHEREAS, The Annual Report of Audit for the year 2023 has been filed by the Registered Municipal Accountant with the Municipal Clerk as per the requirements of N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

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

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

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

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

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

Resolution #R-2024-106 cont'd:

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

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

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

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

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

The following resolution was offered for consideration:

#R-2024-107

RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN FOR THE ANNUAL AUDIT REPORT FOR THE YEAR ENDING 2023

WHEREAS, the New Jersey Budget and Fiscal Affairs laws require all local governments to prepare and submit a Corrective Action Plan as part of their annual audit process: and

WHEREAS, the Corrective Action Plan, which outlines actions the Township of Readington will take to correct the findings listed in the Comments and Recommendations section of the 2023 Audit Report, was prepared by the Chief Financial Officer, and placed on file with the Township Clerk within 60 days from the date the audit report was received by the governing body: and

WHEREAS, the governing body is required to review and to approve the Corrective Action Plan.

BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon that they hereby approve the Corrective Action Plan prepared by the Chief Financial Officer in response to the 2023 Audit Report Comments and Recommendations: and

BE IT FURTHER RESOLVED that the Municipal Clerk shall file a certified copy of this Resolution with the Director of the Division of Local Government Services.

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

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

3. *Special Items of Revenue and Appropriations in the 2024 Budget Pursuant to N.J.S.A. 40A: 4-87*

The following resolution was offered for consideration:

#R-2024-108

***SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 BUDGET
PURSUANT TO N.J.S.A. 40A:4-87***

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

WHEREAS, the Township of Readington received the sum of \$4,535.60 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024 in the sum of \$4,535.60, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Alcohol Education Rehab Enforcement Fund	\$ 4,535.60
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BE IT FURTHER RESOLVED that a like sum of \$ 4,535.60 be and the same is hereby appropriated under the caption of the following:

Alcohol Education Rehab Enforcement Fund	\$ 4,535.60
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A MOTION was made by Mr. Panico to adopt this resolution, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

The following resolution was offered for consideration:

#R-2024-109

***SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 BUDGET
PURSUANT TO N.J.S.A. 40A:4-87***

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

Resolution #R-2024-109 cont'd:

WHEREAS, the Township of Readington received the sum of \$9,558.53 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024 in the sum of \$9,558.53, which items are now available as a revenue from the following sources pursuant to the provision of statute:

National Opioid Settlements	\$ 9,558,53
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BE IT FURTHER RESOLVED that a like sum of \$9,558.53 be and the same is hereby appropriated under the caption of the following:

National Opioid Settlements	\$ 9,558,53
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A MOTION was made by Mr. Panico to adopt this resolution, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

The following resolution was offered for consideration:

#R-2024-110

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 BUDGET
PURSUANT TO N.J.S.A. 40A:4-87**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

WHEREAS, the Township of Readington received the sum of \$8,800.00 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024 in the sum of \$8,800.00, which items are now available as a revenue from the following sources pursuant to the provision of statute:

New Jersey Lead Grant Assistance Program	\$ 8,800.00
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BE IT FURTHER RESOLVED that a like sum of \$8,800.00 be and the same is hereby appropriated under the caption of the following:

New Jersey Lead Grant Assistance Program	\$8,800.00
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A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

The following resolution was offered for consideration:

#R-2024-111

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 BUDGET
PURSUANT TO N.J.S.A. 40A:4-87**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount; and

WHEREAS, the Township of Readington received the sum of \$72,698.84 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2024 in the sum of \$72,698.84, which items are now available as a revenue from the following sources pursuant to the provision of statute:

New Jersey Clean Communities Program	\$ 72,698.84
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BE IT FURTHER RESOLVED that a like sum of \$72,698.84 be and the same is hereby appropriated under the caption of the following:

New Jersey Clean Communities Program	\$ 72,698.84
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A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

4. ***Special Event Permit Application / Polish American Citizens Club / Balloon Celebration Breakfast***

A ***MOTION*** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

5. ***Special Event Permit Application / St. Elizabeth Ann Seton / Parish Picnic***

A ***MOTION*** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

6. **** Resolution Authorizing Alcoholic Beverage License Renewals for Year 2024-25***

This matter was addressed under the Consent Agenda.

7. ***NJ State Firefighter's Association Application for Membership (Lindsay Benson)***

Mayor Mueller commended Lindsay Benson for volunteering her time to the community.

A ***MOTION*** was made by Mr. Panico to approve the application for membership to the NJ State Firefighter's Association for Lindsay Benson, 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

8. ***Pilot Agreement / Apartments at Three Bridges Holdings, LLC***

Attorney Amanda Curley was present on behalf of Apartments at Three Bridges Holdings LLC. Attorney Curly stated that the approval of the pilot agreement is time sensitive to securing funding for the project. The Committee discussed tabling the matter to the next meeting since they had just received it and did not have ample time to thoroughly review.

A ***MOTION*** was made by Mr. Panico to table the pilot agreement for The Apartments at Three Bridges Holdings LLC until July 1st, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

ADMINISTRATOR’S REPORT

Administrator Sheola explained the memorial bench and tree program, noting that they have received several inquiries from families and friends wishing to memorialize someone with a bench/or tree in a park. Administrator Sheola stated that they are proposing a cost of \$2,000 for a commemorative bench and \$1,500 for a tree.

A ***MOTION*** was made by Mr. Albanese to approve the proposed fees for the program, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

ATTORNEY’S REPORT

Attorney Corsini stated that he had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

Mr. Heller reported that the Waterwatch Advisory Committee will have a table at the Summer Spectacular. Mr. Heller also noted that members of the Environmental Commission and Waterwatch Advisory Committee are working with Raritan Headwaters to do stream monitoring.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that a traffic safety meeting will be needed to discuss a potential closure on Main Street. Mr. Huelsebusch further provided an update on Open Space Advisory Board and highlighted recent acquisitions.

VINCENT PANICO

Mr. Panico reported that the Summer Spectacular is June 18th at Summer Road Park. Mr. Panico continued that on June 28th a local author will be at Bowman Stickney and the police department started a police blotter as of June 1st.

ADAM MUELLER

Mayor Mueller inquired about the capital projects list. Mayor Mueller reported that he will be working with the Administrator to submit a County Municipal Infrastructure Grant. Mayor Mueller commented on the County bridge replacement project on Pleasant Run and Barley Sheaf Road and stated that he received feedback from emergency services regarding the NJDOT Route 22 median opening project.

COMMENTS FROM THE PUBLIC

Jeff Weiss commented on the length of time that the bridge will be out on Pleasant Run and Barley Sheaf Road.

Barbara Nastro asked if there were any updates on the Solberg Airport Master Plan.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 9:10 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk