

**READINGTON TOWNSHIP COMMITTEE  
MEETING – July 1, 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:**

**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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Bolarakis, Devoe & Parker vs. Readington....	Litigation.....	Certain information at the discretion of Twp tonight shall remain confidential
Personnel (Salary Adjustments) ...	Personnel .....	“ “ “
Police .....	Personnel .....	“ “ “
Payment in Lieu of Taxes / Apartments at Three Bridges Holdings, LLC	Contract Negotiations.....	“ “ “
Award of Pulaski Rd – Section 2 Bid .....	Contract Negotiations.....	“ “ “
Award of Hunt Club Properties Bid.....	Contract Negotiations.....	“ “ “
ECHO Unit (Block 13, Lot 25) .....	Contract Negotiations.....	“ “ “
Application for Donation of Real Estate / State of NJ (formerly Beitz)	Contract Negotiations.....	“ “ “
Professional Services / Governmental Affairs Proposal	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “

- June 17, 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.”

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 7:35 p.m.

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

**Executive Session:**

**Litigation/ Bolarakis, Devoe & Parker vs. Readington Twp.**

Mayor Mueller stated that this matter remains in Executive Session.

**Personnel / Personnel (Salary Adjustments)**

The following resolution was offered for consideration:

**#R-2024-112**

**TOWNSHIP OF READINGTON**

**RESOLUTION**

**WHEREAS**, the Township Committee of the Township of Readington has adopted a Salary Ordinance establishing salary ranges for all positions not covered by collective bargaining agreement; and

**WHEREAS**, the Township Administrator has recommended various salary adjustments for employees not covered by collective bargaining agreements; and

**WHEREAS**, the Township Committee has reviewed the recommendations and desires to effectuate said salary adjustments retroactive to January 1, 2024 unless otherwise noted, as follows:

TOWNSHIP ADMINISTRATOR/QPA	\$141,750
CHIEF FINANCIAL OFFICER	\$2,000/MO
ASSISTANT ADMINISTRATOR	\$84,800
DEPARTMENT SECRETARY	\$58,300
TOWNSHIP CLERK	\$95,029
DEPUTY TOWNSHIP CLERK	\$53,000
MAYOR	\$10,139
TOWNSHIP COMMITTEE	\$9,023
TOWNSHIP COMMITTEE	\$9,023
TOWNSHIP COMMITTEE	\$9,023
TOWNSHIP COMMITTEE	\$9,023
ASSESSOR	\$108,862
COLLECTOR	\$106,000
FINANCE ASSISTANT	\$57,700
DEPUTY TREASURER	\$83,600
PLANNING BOARD SCTY	\$21,506
ZONING BOARD OF ADJUSTMENT SCTY	\$13,556
CONSTRUCTION CODE OFFICIAL	\$49,608

PLUMBING SUB-CODE - PT	\$42.40
BUILDING INSPECTOR - PT	\$45.79
BUILDING SUB-CODE - PT	\$47.70
ELECTRICAL SUB-CODE - PT	\$47.70
TECHNICAL ASSISTANT CONSTRUCTION OFFICE	\$63,600
DIRECTOR L.U.D. / ZONING OFFICER	\$95,400
ZONING INSPECTOR (November 1, 2024)	\$33.92
DIRECTOR PUBLIC SAFETY (already received)	\$127,500
ADMINISTRATIVE ASSISTANT TO CHIEF/DPS	\$65,031
ADMINISTRATIVE ASSISTANT	\$47,700
SPECIAL OFFICER I	26.50
SPECIAL OFFICER III - SRO	31.80
SPECIAL OFFICER II - SRO	31.80
DIRECTOR - PUBLIC WORKS	\$127,200
PUBLIC WORKS SUPERVISOR	\$100,700
PUBLIC WORKS SUPERVISOR	\$95,400
OEM COORDINATOR	\$7,500
C-2 LICENSE	\$2,500
ADMINISTRATIVE ASSISTANT - DPW (July 1, 2024)	\$50,350
COURT ADMINISTRATOR	\$66,144
COURT OFFICE ASSISTANT	\$34,450
JUDGE	\$39,644
BOARDS SECRETARY/BOARD OF HEALTH (Oct 1, 2024)	\$58,300
RECREATION DIRECTOR	\$92,061
ASSISTANT RECREATION DIRECTOR	\$80,560
RECREATION ASSISTANT - PT	\$25.44
DIRECTOR SOCIAL SERVICES & HOUSING	\$90,100
ADMINISTRATIVE ASSISTANT - HOUSING	\$57,240
LIBRARY DIRECTOR - WHITE HOUSE	\$56,392
LIBRARY DIRECTOR - THREE BRIDGES	\$43,820
LIBRARY ASSISTANT	\$16.96
LIBRARY ASSISTANT	\$17.49
LIBRARY ASSISTANT	\$22.53
MUSEUM DIRECTOR	\$27.14

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

***Personnel / Police***

Mayor Mueller stated that this matter remains in Executive Session.

***Contract Negotiations / Payment in Lieu of Taxes Program / Apartments at Three Bridges Holdings, LLC***

The following resolution was offered for consideration:

**#R-2024 -113**

***RESOLUTION OF THE TOWNSHIP OF READINGTON***

***HUNTERDON COUNTY***

**WHEREAS**, in accordance with the New Jersey Supreme Court's "Mount Laurel I" decision (*South Burlington County NAACP v. Mount Laurel*, 67 NJ 151 (1975)), the Township of Readington, in the County of Hunterdon, New Jersey (the "**Township**") has a constitutional obligation to provide for its fair share of the region's affordable housing needs; and

**WHEREAS**, the Township owns property identified as Block 81, Lot 1 on the official tax maps of the Township, located in the southeastern quadrant of the Township near the intersection of US Highway Route 202 and Railroad Avenue in the Village of Three Bridges; and

**WHEREAS**, on October 17, 2022, the Township Committee of the Township (the "**Township Committee**") adopted Resolution No. 2022-161 designating the Property as a non-condemnation area in need of redevelopment (the "**Redevelopment Area**"); and

**WHEREAS**, on November 21, 2022, the Township Committee finally adopted Ordinance No. 31-2022 approving a redevelopment plan for the Redevelopment Area entitled, "Block 81 Redevelopment Plan Within the Three Bridges Block 81 Redevelopment Area", providing for the redevelopment of the Redevelopment Area (the "**Redevelopment Plan**"); and

**WHEREAS**, pursuant to, a Redevelopment Agreement between the Township and Apartments at Three Bridges Holdings, LLC (hereinafter referred to as the "**Sponsor**") and/or an Affordable Housing Agreement dated as of December 14, 2022 by and between the Township and the Sponsor, as assignee of PIRHL Developers, LLC (the "**Affordable Housing Agreement**"), as applicable, (i) the Township proposes to transfer the Property to the Sponsor for \$1.00 and to make a monetary contribution estimated to be \$2,100,000.00 to implement the Redevelopment Plan, and (ii) the Sponsor proposes to develop an 80-unit, 100% affordable multi-family rental housing development on the Property (as more fully described in the Redevelopment Agreement and herein, the "**Project**"), pursuant to the provisions of applicable laws, including the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (*N.J.S.A. 55:14K-1 et seq.*), the rules promulgated thereunder at *N.J.A.C. 5:80-1.1 et seq.*, and all applicable guidelines promulgated thereunder (collectively, the "**HMFA Requirements**" or "**HMFA Law**"); and

**WHEREAS**, the Project shall further consist of approximately 14 one-bedroom units, approximately 45 two-bedroom units and approximately 21 three-bedroom units, with at least 11 units designated for very low-income households and at least one-half of the units designated for low-income households, and such other improvements as may be necessary, such as leasing offices, community meeting space, landscaping, curbing and pavement; and

**WHEREAS**, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (the "**Agency**"); and

**WHEREAS**, on June 7, 2022, the Mayor and Township Committee adopted a Resolution of Need (Resolution #2022-90) determining that the Project will meet an existing affordable housing need within the Township; and

**WHEREAS**, the Project will help satisfy the Township's "Mount Laurel" affordable housing obligation; and

**Resolution #R-2024-113 cont'd:**

**WHEREAS**, the Project will be subject to HMFA Requirements, including mortgage and loan documents, executed pursuant to the HFMA Law; and

**WHEREAS**, all of the rental housing units in the Project will qualify as low- or moderate-income units under the Fair Housing Act, *N.J.S.A. 52:27D-301 et seq.* and the Uniform Housing Affordability Controls, *N.J.A.C. 5:80-16.1 et seq.*; and

**WHEREAS**, pursuant to Section 37 of the HMFA Law, the governing body of a municipality in which a housing project financed by the HMFA is located may, by resolution, exempt such housing project from real property taxation if the housing project's sponsor enters into an agreement with the municipality for payments to the municipality in lieu of taxes for municipal services (a "**PILOT Agreement**"); and

**WHEREAS**, the Mayor and Township Committee find that entering into a PILOT Agreement with the Sponsor for the Project is necessary to assure construction of the affordable rental housing, and have negotiated a form of PILOT Agreement with Sponsor, consistent with HMFA Law and protocols, that obligates Sponsor to pay to the Township a payment in lieu of taxes for municipal services equal to 5% of its annual gross revenues from the Project, less utilities, for a period of 30 years (in the form on file in the office of the Township Clerk and available for public inspection, the "**Project PILOT Agreement**"); and

**WHEREAS**, pursuant to the Redevelopment Agreement, the Township has agreed to enter into the Project PILOT Agreement on the terms set forth therein, and further agreed to endeavor to approve such Project PILOT Agreement by June 17, 2024; and

**WHEREAS**, the Sponsor has provided a schedule which includes estimates of annual gross revenues from the Project, utility expenses of the Project and the payments in lieu of taxes for municipal services to the Township, it being acknowledged that the actual revenues, expenses and corresponding payments in lieu of taxes for municipal services cannot be determined until the Project has been implemented and, further are subject to HMFA Law; and

**WHEREAS**, the Township Committee wishes to authorize and enter into the Project PILOT Agreement with Sponsor.

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

1. The recitals to this resolution are hereby incorporated as if set forth in full herein.
2. The Mayor of the Township is hereby authorized and directed to execute the Project PILOT Agreement, in the form on file in the office of the Township Clerk and available for public inspection, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's general counsel, redevelopment counsel, redevelopment planner and other Township professionals. The Clerk of the Township is hereby authorized and directed to attest to the Mayor's signature and affix the seal of the Township to the Project PILOT Agreement. Upon execution and attestation of same, the Mayor is hereby authorized to deliver the Project PILOT Agreement to the other party thereto.
3. This resolution is hereby adopted with the intent and purpose that from the date of execution of a mortgage from the HMFA, the Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the Township in such amounts and manner as set forth in the Project PILOT Agreement.
4. The Mayor and Township Committee do hereby adopt the within resolution and make the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the provisions of the HMFA Law with the intent and purpose that the HMFA shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Project.

**Resolution #R-2024-113 cont'd:**

5. This resolution shall take effect 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. Huelsebusch - Nay  
 Mr. Panico - Aye  
 Mayor Mueller - Aye

**Contract Negotiations / Award of Pulaski Road - Section 2 Bid**

**NEW JERSEY DEPARTMENT OF TRANSPORTATION  
 DIVISION OF LOCAL AID  
 AND ECONOMIC DEVELOPMENT  
 RECOMMENDATION OF AWARD  
 STATE AID PROJECT**

**BE IT RESOLVED**

that the Township of Readington

hereby recommends to the New Jersey Department of Transportation that the contract for

Pulaski Road – Section 2 Improvements  
(Name of Project)

in the Township of Readington County of Hunterdon  
(Name of Municipality)

be awarded to Top Line Construction Corp.

whose bid amounted to \$ 259,947.91 subject to the approval of the Department.

The following resolution was offered for consideration:

**#R-2024-114**

**RESOLUTION AWARDING BID FOR MILLING & PAVING OF PULASKI ROAD**

**WHEREAS**, the Readington Township Committee funded the paving of Pulaski Road in the 2023 Capital Budget; and

**WHEREAS**, the Township Administrator in conjunction with Township Engineer prepared specifications and publicly advertised for said project; and

**WHEREAS**, there were four (4) bidders as follows:

<b>Randazzo Paving, Inc</b>	<b>\$283,676.50</b>
<b>Black Roack Enterprises</b>	<b>\$307,920.00</b>
<b>Top Line Construction Corp.</b>	<b>\$259,947.91</b>
<b>TILCON</b>	<b>\$368,297.50</b>

**Resolution #R-2024-114 cont'd:**

**WHEREAS**, the apparent low bid was from Top Line Construction Corp in the amount of \$259,947.91; and

**WHEREAS**, the bid documents have been reviewed and approved by the Township Attorney's Office for compliance; and

**WHEREAS**, the Township Engineer and the Township Administrator/QPA recommend the award; and

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the Readington Township hereby awards the contract to provide the milling and paving of Pulaski Road as per their bid to Top Line Construction Corp., Inc in the amount of \$259,947.91; and

**BE IT FURTHER RESOLVED** that the Chief Financial Officer Certifies that funds are available for this purchase in the budget line listed above.

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

**Contract Negotiations / Award of Hunting Club Properties Bid for 2024/25 Season / Block 52.01, Lot 72.2**

The following resolution was offered for consideration:

**#R-2024-115**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2024-2025 season on Block 52.01, Lot 14.06 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as "the Property"); and

**WHEREAS**, on June 25, 2024 the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were three (3); and

**WHEREAS**, upon review of the bids, the Administrator determined that the highest bid offered, \$5,702.00 was from Kodiak Rod & Gun Club (hereinafter "Kodiak"); and

**WHEREAS**, upon review, the Township Attorney found that the bid from Kodiak, the highest bidder in the amount of \$5,702.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Kodiak, in the amount of \$5,702.00 for hunting game on Block 52.01, Lot 14.06 during the 2024-2025 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

***Contract Negotiations / Award of Hunting Club Properties Bid for 2024/25 Season / Block 55, Lot 13.51***

The following resolution was offered for consideration:

***#R-2024-116***

***TOWNSHIP OF READINGTON  
RESOLUTION***

**WHEREAS**, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2024-2025 season on Block 55, Lot 13.51 (Pinebank Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

**WHEREAS**, on June 25, 2024 the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

**WHEREAS**, upon review of the bids, the Administrator determined that the highest bid offered, \$1,227.00 was from Triple A Bow and Gun Club (hereinafter “Triple A”); and

**WHEREAS**, upon review, the Township Attorney found that the bid from Triple A, the highest bidder in the amount of \$1,227.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Triple A in the amount of \$1,227.00 for hunting game on Block 55, Lot 13.51 during the 2024-2025 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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



***Contract Negotiations / Award of Hunting Club Properties Bid for 2024/25 Season / Block 63, Lot 19 & 64***

The following resolution was offered for consideration:

***#R-2024-117***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, the Readington Township Committee (Committee) publicly advertised for hunting bids during the 2024-2025 season on Block 63, Lot 19, 64 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

***WHEREAS***, on June 25, 2024 the Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

***WHEREAS***, upon review of the bids, the Administrator determined that the highest bid offered, \$2,650.00 was from Kodiak Rod & Gun Club (hereinafter “Kodiak”); and

***WHEREAS***, upon review, the Township Attorney found that the bid from , the only bidder in the amount of \$2,650.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Kodiak, in the amount of \$2,650.00 for hunting game on Block 63, Lot 19, 64 during the 2024-2025 hunting season.
2. The Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

***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

***Contract Negotiations / ECHO Unit (Block 13, Lot 25)***

Mayor Mueller stated that this matter remains in Executive Session.

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

Mayor Mueller stated that this matter remains in Executive Session.

***Contract Negotiations / Professional Services / Governmental Affairs Proposal***

Mayor Mueller stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / June 17, 2024***

***A MOTION*** was made by Mr. Panico to approve the Executive Session Minutes of June 17, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

**Potential Litigation / Affordable Housing**

Nothing discussed.

**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.*

1. \* **APPROVAL OF MINUTES** of meetings of June 17, 2024
2. \* **Request for Release of Police Escrow / Somerset Wheelman**
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	\$ 776.00
GENERAL	4-01	\$ 799,295.45
SEWER UTILITY OP FUND	4-02	\$ 119,480.38
GENERAL	G-01	\$ 11,836.88
OTHER TRUST	X-03	\$ 11,201.30
PAYROLL DEDUCTIONS	X-06	\$ 208,292.53
2014 CAP IMPROVEMENTS	X-14	\$ 1,276.50
2023 CAP IMPROVEMENTS	X-23	<u>\$ 1,170.00</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 1,153,329.04</b>

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

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

Christina Albrecht inquired about the lobbyist noted in the Executive Session Agenda.

John Kalinich spoke to his letter submitted regarding Solberg Master Plan and the need for transparency.

**PUBLIC HEARING**

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

Clerk read by Title:

***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***

**ORDINANCE #21-2024**

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

Clerk read by Title:

***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***

**ORDINANCE #21-2024**

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 18, 2024 from Katelyn Vettel, Deputy Clerk, Township of Bedminster regarding ***An Ordinance Amending Section 13-400 Entitled "District Regulations" and Adding Section 13-401.3 Entitled "Lot Coverage Standards for All Single Family Residential Uses"***. No action taken.
3. Letter dated June 26, 2024 from Donna Kukla, Clerk of Township of Raritan, regarding ***An Ordinance Adopting a Redevelopment Plan for an "Area in Need of Redevelopment" Known as the "Mavrode Holding Redevelopment Plan" Consisting of the Property Identified as Block 84, Lot 34 as Shown on the Tax Map of the Township of Raritan in Accordance with the N.J.S.A. 40A:12A-7, and Supplementing and Amending Article XIII Entitled "District Regulations" of Chapter 296 Entitled "Land Development" by Adding New Section 296-130.1 to be Entitled "MHR Mavrode Holding Redevelopment District"***. No action taken.

4. Letter dated June 20, 2024 from John Kalinich, Jr. regarding *Solberg Airport Master Planning*. No action taken.
5. Notice of Public Hearing, Hunterdon County Agriculture Development Board, dated June 23, 2024 from Thomas Trucahn, Managing Member, Whispering Pond Applicant, in the matter of *A Request for Site Specific Agricultural Management Practice Application pursuant to the New Jersey Right to Farm Act*. No action taken.

**NEW BUSINESS**

1. ***An Ordinance of the Township of Readington Repealing and Replacing Article XII "Sign Requirements and Regulations" of Chapter 148 "Land Development"***

Mr. Albanese and Mr. Heller requested a copy of the red-line version of the ordinance to review the changes that are being made. .

**A MOTION** was made by Mr. Panico to table the introduction of this ordinance until the next meeting, seconded by Mayor Mueller with a vote of ayes all, nays none recorded.

2. ***An Ordinance of the Township of Readington Amending Section 121 (Enforcement) of Chapter 148 "Land Development" to Delegate Enforcement Power to Additional Individuals***

The following ordinance was offered for introduction:

**AN ORDINANCE OF THE TOWNSHIP OF READINGTON AMENDING SECTION 121 (ENFORCEMENT) OF CHAPTER 148 (LAND DEVELOPMENT) TO DELEGATE ENFORCEMENT POWER TO ADDITIONAL INDIVIDUALS**

***Ordinance #22-2024***

**WHEREAS**, the Township has recently hired a part-time zoning and property maintenance inspector pursuant to Resolution No. 2023-183; and

**WHEREAS**, the current enforcement provision in the Township's Land Development Ordinance found in Chapter 148 of the Township's municipal code delegates enforcement responsibilities to the Construction Official and the Zoning Officer; and

**WHEREAS**, the Township seeks to increase the number of individuals who may enforce penalties incurred by the violation of provisions of Chapter 148 to this new zoning and property maintenance inspector.

**NOW THEREFORE BE IT ORDAINED** by the Mayor and Committee of Readington Township as follows:

**Section I**

Section 148(a) of Chapter 121 of the municipal code of the Township of Readington is hereby amended as follows (struck through portions are to be removed; bolded and underlined portions are to be added):

- A. The Construction Official and the Zoning Officer.

**Ordinance #22-2024 cont'd:**

- (1) It shall be the duty of the Construction Official, ~~and~~ the Zoning Officer, or their designee ~~of the Township~~ to administer and enforce the provisions of this chapter. It shall be unlawful for any person to erect, add to, move or structurally alter, in whole or in part, any building or structure unless a construction permit is obtained from the Construction Official and no structure or lot shall be used in violation of this chapter.
- (2) It shall be the duty of the Zoning Officer to inspect the structures and land in the Township and order the owner in writing to remedy any condition found to exist in violation of the provision(s) of this chapter. For purposes of this inspection, the Zoning Officer shall have the right to enter under due process of law. Said order shall be effective immediately at the time of service.
- (3) It shall be the duty of the Construction Official, ~~and~~ the Zoning Officer, or their designee to administer and enforce the provision of this chapter. The Township Engineer shall be available to assist the Construction Official and Zoning Officer with respect to the enforcement and implementation of the provisions of subdivision and site plan approvals.
- (4) Upon notice being served of any use existing in violation of any provision(s) of this chapter, the certificate of occupancy for such shall thereupon, without further notice, be null and void and a new certificate of occupancy shall be required for any further use of the structure.

**Section II**

All ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section III**

If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to this section, paragraph, subdivision, clause or provision and the remainder of this Ordinance shall be deemed valid and effective.

**Section IV**

This ordinance shall take effect upon adoption and publication in the manner required by New Jersey general law.

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

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

*The Public Hearing was scheduled for August 5, 2024 at 7:45 p.m.*

3. ***Board of Adjustment Vacancies***

A ***MOTION*** was made by Mayor Mueller to appoint Andrew Saad as a regular member to the Board of Adjustment to fill the vacancy of the term expiring 12/31/ 25 and Scott Barton to regular member of the Board of Adjustment to fill the vacancy of the term expiring 12/31/26, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

4. ***Application for Special Event Permit and Request to Waive Special Event Permit Application Fee / Three Bridges Fire 5 Mile Run***

A ***MOTION*** was made by Mr. Panico to approve the special permit and waive the application fee for Three Bridges Fire for the 5 Mile Run, 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 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-2024-118***

***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 \$4,999.00 from a donation 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 \$4,999.00, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Private Donation for Police Defibrillators \$4,999.00

***BE IT FURTHER RESOLVED*** that a like sum of \$4,999.00 be and the same is hereby appropriated under the caption of the following:

Private Donation for Police Defibrillators \$4,999.00

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-2024-119**

**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 \$9,243.57 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 \$9,243.57, which items are now available as a revenue from the following sources pursuant to the provision of statute:

National Opioid Settlements \$ 9,243.57

**BE IT FURTHER RESOLVED** that a like sum of \$9,243.57 be and the same is hereby appropriated under the caption of the following:

National Opioid Settlements \$ 9,243.57

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

6. \* **Request for Release of Police Escrow / Somerset Wheelman**

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR'S REPORT**

Administrator Sheola discussed the Capital Project list for 2024.

***ATTORNEY'S REPORT***

Attorney Corsini stated that he had nothing further to report.

***ENGINEER'S REPORT***

Engineer O'Brien reported that the SA-22 form is needed to send to the DEP to complete the awarding of the bid for Pulaski Road Section 2. Engineer O'Brien further reported that he is working with Branchburg to submit Pulaski Road Section 5 for 2025 funding.

***COMMITTEE REPORTS***

**JOHN ALBANESE**

Mr. Albanese reported that Go Hunterdon held a memorial bench dedication at the NJ Transit train Station for longtime township volunteer Ron Monaco.

**JONATHAN HELLER**

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

**JUERGEN HUELSEBUSCH**

Mr. Huelsebusch requested an update on the closure on Route 523.

**VINCENT PANICO**

Mr. Panico reported that the Apartment at Three Bridges application will be heard by the Planning Board on July 8<sup>th</sup>. Mr. Panico stated that information on the memorial tree/bench program is on the website. Mr. Panico continued that the recreation department will be applying for a grant from Hunterdon County for the replacement of the lights at the tennis court at Pickell Park.

**ADAM MUELLER**

Mayor Mueller requested that certification of funds be included in resolutions. Mayor Mueller also stated that they have been actively engaged with JCP&L regarding power outages and encouraged residents to report all outages.

***COMMENTS FROM THE PUBLIC***

Christina Albrecht asked for examples of why the Township would need a lobbyist and inquired about the process and qualifications to be appointed to the Board of Adjustment.

***COMMENTS FROM THE GOVERNING BODY***

As there was no further business, ***A MOTION*** was made by Mr. Panico at 8:35 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