

**READINGTON TOWNSHIP COMMITTEE
MEETING – December 2, 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, THERFORE, BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey as follows:

1. The public shall be excluded from discussion of and action upon the specified subject matter as set forth in the following Exhibit “A.”

EXHIBIT A

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Police Department	Personnel	Certain information at the discretion of Twp tonight shall remain confidential
Shared Leave Policy	Personnel	“ “ “
Shared Services (Municipal Court)	Contract Negotiations.....	“ “ “
Community Options	Contract Negotiations.....	“ “ “
Award of Harriet’s Mobile Home Park Pump Station Bid	Contract Negotiations.....	“ “ “
Award of Emergency Vehicle Bid	Contract Negotiations.....	“ “ “
Agreement for Administration of Affordable... Housing Units	Contract Negotiations.....	“ “ “
Block 93, Lot 2 (Torsilieri)	Contract Negotiations.....	“ “ “
Executive Session Minutes	Attorney-Client Privilege.....	“ “ “
• November 18, 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:

A **MOTION** was made by Mr. Panico to amend the executive session agenda to add *Confidential/ Public Safety*, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Personnel / Police Department

The following resolution was offered for consideration:

#R-2024-195

RESOLUTION APPOINTING CONFIDENTIAL ADMINISTRATIVE ASSISTANT- POLICE CHIEF/DIRECTOR FOR THE POLICE DEPARTMENT - DEITRICK

WHEREAS, the Police Department, due to a retirement has a vacancy, for a Confidential Administrative Assistant – Police Chief/Director position; and

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

WHEREAS, after interviews with the Police Department Command staff and the Public Safety Director, it is the recommendation to promote Nicole Deitrick for the Confidential Administrative Assistant – Police Chief/Director position in the Police Department in accordance with the offer letter of November 21, 2024;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to promote Nicole Deitrick for the Confidential Administrative Assistant – Police Chief/Director for the Police Department.

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-2024-196

**RESOLUTION APPOINTING CONFIDENTIAL ADMINISTRATIVE ASSISTANT FOR THE
POLICE DEPARTMENT - NELSON**

WHEREAS, the Police Department, due to a promotion, has a vacancy for a Confidential 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 Police Department Command staff and the Public Safety Director, it is the recommendation to hire Christa Nelson for the Confidential Administrative Assistant position in the Police Department in accordance with the offer letter of November 21, 2024;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Christa Nelson for the Confidential Administrative Assistant for the Police Department contingent upon successful completion of the requisite pre-employment physical and a comprehensive background check.

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 / Shared Leave Policy

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Shared Services Agreement (Municipal Court)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Community Options

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Award of Harriet's Mobile Home Park Pump Station Bid

The following resolution was offered for consideration:

#R-2024-197

RESOLUTION AWARDING CONTACT FOR HARRIET'S MOBILE HOME PARK PUMP STATION CONSTRUCTION

WHEREAS, the Township Committee authorized the preparation of specifications related to the construction of a sewer pump station at Harriet's Mobile Home Park; and

WHEREAS, the bid was duly advertised and bids received on November 13, 2024 and there were three (3) bidders, as follows:

Bidder	Amount
Neary Excavating	\$1,089,997
Crossroads Paving	\$1,195,280
CMS Construction	\$ 993,440

WHEREAS, after reviews by the Township Engineer's Office and the Township Attorney's Office, it is the recommendation to award the contract to CMS Construction in the amount of \$993,440.00 contingent upon receipt of all necessary documentation; and

WHEREAS, the Chief Financial Officer has provided a certification of funds as follows:

G-01-55-867-200 – American Rescue Plan \$743,440.00

X-20-031-002 - Housing Trust – Market to Affordable \$250,000.00

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township copies of this Resolution shall be provided to the Township Engineer and Township Administrator/QPA.

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 Emergency Vehicle Bid

The following resolution was offered for consideration:

#R-2024-198

RESOLUTION AWARDING CONTACT FOR FIRST RESPONSE VEHICLE

WHEREAS, the Township Committee funded a First Response Vehicle for Whitehouse Rescue; and

WHEREAS, the bid was duly advertised and bids received on November 21, 2024 and there were two (2) bidders, as follows:

<i>Bidder</i>	<i>Amount</i>
Pellegrino Fleet	\$130,000
Whitmoyer Auto Group	\$125,900

WHEREAS, after reviews by the Township Attorney’s Office and Whitehouse Rescue it is the recommendation to award the contract to Whitmoyer Auto Group in the amount of \$125,900.00 contingent upon receipt of all necessary documentation; and

WHEREAS, the Chief Financial Officer has provided a certification of funds as follows:

X-24-021-001 - Ordinance 24-2024 \$125,900.00

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township copies of this Resolution shall be provided to Whitehouse Rescue and Township Administrator/QPA.

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 / Agreement for the Administration of Affordable Housing Units

A MOTION was made by Mr. Panico to approve the agreement for the Farm Property, LLC (The Shoppes at the Farm), 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 approve the agreement for Readington Commons, LLC, (The Ridge at Readington) 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 / Block 93, Lot 2 (Torsilieri)

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 18, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of November 18, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

Confidential / Public Safety

Mr. Panico spoke to the reports of unusual and unexplained drone activity observed over Hunterdon and Somerset Counties.

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.*

Mr. Heller requested to remove *Item #1* from the Consent Agenda.

Bob Schoenfeld requested to remove *Items #2 and 3* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meetings of November 18, 2024
2. * **Resolution Authorizing Disposal of Surplus Property (Fire/Rescue Training)**

The following resolution was offered for consideration:

RESOLUTION AUTHORIZING DISPOSAL OF SURPLUS PROPERTY

WHEREAS, the Township of Readington is the owner of certain surplus property which is no longer needed for public use; and

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

1. A list of the surplus properties to be utilized for Fire/Rescue training is as follows:

Year of Equip	Make	Model	Serial # or VIN	Item description
2004	Ford	Crown Victoria	2FAFP71W95X106270	Passenger vehicle
2009	Ford	Crown Victoria	2FABP7BV3AX111303	Passenger vehicle
2010	Ford	Crown Victoria	2FABP7BV1BX102231	Passenger vehicle

3. * **Change Order Number -1 - Final / Pulaski Road - Section 2 / Partial Payment**
4. * **Change Order Number -1 - 2024 Road Improvements / Partial Payment**

5. ***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	4-01	\$ 3,654,615.01
SEWER UTILITY OP FUND	4-02	\$ 124,157.26
GENERAL	G-01	\$ 14,496.08
OTHER TRUST	X-03	\$ 129,728.98
PAYROLL DEDUCTIONS	X-06	\$ 279,355.66
2021 CAP IMPROVEMENTS	X-21	\$ 56,322.63
2023 CAP IMPROVEMENTS	X-23	\$ 5,000.00
2024 ORD	X-24	\$ 1,200.00
TOTAL OF ALL FUNDS		\$ 4,264,875.62

A **MOTION** was made by Mr. Panico to approve the Consent Agenda (*with the removal of items #1, 2 & 3*), 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

There were none.

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Public Hearing from Lindsay Heller, Acting Clerk, Township of Clinton, in the matter of *An Ordinance of the Township of Clinton in Hunterdon County, New Jersey Revising the Township's Highlands Land Use Regulations in Response to Recent Updates to the Highlands Regional Master Plan and Land Use Capability Maps, and Amending and Supplementing Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton" Accordingly.* No action taken.

OLD BUSINESS

1. *Discharge of Affordable Housing Agreement / Discharge of Mortgage (Block 21.06, Lot 201.01)*

A **MOTION** was made by Mayor Mueller to carry this item to the next meeting when a resolution can be prepared, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

NEW BUSINESS

1. ***An Ordinance Amending Various Chapters as Related to Various Fees of the Township of Readington, County of Hunterdon and State of New Jersey***

Administrator Sheola provided an overview of the proposed ordinance updating the various fees in the Township.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING VARIOUS CHAPTERS AS RELATED TO VARIOUS FEES OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

Ordinance #37-2024

WHEREAS, the Township of Readington has established various fees within the Township and;

WHEREAS, from time to time it necessary to adjust the fees; and

WHEREAS, the following amendments are hereby approved

Section 1.

Amend the following sub-sections: (Bold underlined represents new – strikethrough is deleted)

§ 43-112 Firearm Related Fees – NEW SECTION

<u>Firearms Identification Card</u>	<u>\$50</u>
<u>Firearm Purchase Permit</u>	<u>\$25</u>
<u>Concealed Carry Permit</u>	<u>\$150</u>

§ 66-5 Alcoholic Beverage Fees.

The fees for alcoholic beverage licenses shall be as follows:

B. For club licenses: ~~\$150~~ **\$188** (plus the applicable state fee to the Division of Alcoholic Beverage Control).

§ 106-2 Road Opening - Permit required: fee.

No driveway which intersects with the right-of-way line of any public road within the Township of Readington may be constructed or modified unless the owner of the land upon which the driveway is to be constructed or modified first obtains a driveway permit from the Readington Township ~~Road Supervisor~~ **Department of Public Works**. The applicant shall, prior to the issuance of the permit, pay a fee of \$25 ~~\$25~~ **\$50** to the township.

§ 119-6 Fees for copies of Vital Statistics.

C. Death certificates: **\$10** for the first copy and ~~\$5 for each subsequent copy.~~ each copy.

D. **New - Marriage License, Civil Union and Domestic Partnership \$28**

E. **New - Amendments to Vital Records - \$10 each document**

F. **New - Mailing Fee - \$5 minimum or actual cost, whichever is greater.**

Ordinance #37-2024 cont'd:

§ 119-10 Recreation Fees

PAVILIONS	Resident	Non-resident
Pickell & Summer Road		
Family 1-30 persons	\$30.00 \$40	\$45.00 \$80
Family 31-100 persons	\$45.00 \$55	\$85.00 \$110
Corporate 1-100 persons	\$100.00 \$120	\$180.00 \$240
Corporate 101-200 persons	\$155	\$310
Additional Group Size		
101-200 persons	Family \$70.00/Corp. \$125.00	Family \$105.00/ Corp. \$230.00
202-250 persons	Family \$95.00/Corp. \$150.00	Family \$180.00/Corp. \$260.00
251-300 persons	Family \$120.00/Corp. \$175.00	Family \$230.00/Corp. \$310.00
301-350 persons	Family \$145.00/Corp. \$195.00	Family \$280.00/Corp. \$360.00
351-400 persons	Family \$170.00/Corp. \$215.00	Family \$330.00/Corp.

	Resident	Non-resident
Beer & Wine Permit	Family \$50.00 \$60	\$100.00 \$120
	Corporate \$150.00 \$160	\$300.00 \$320

FIELD USE ALL PARKS	Resident	Non-resident
Ball Fields (one time use)	\$30.00/\$50.00 lined \$40/\$60	\$35.00/\$55.00 lined \$45/\$65
Soccer	\$30.00 \$45	\$35.00 \$50
Corporate	\$40/\$60.00 lined \$50/\$70	\$80.00/\$100.00 lined \$90/\$110
Ballfield League (9 game minimum)	\$50.00 \$60	\$55.00 \$65
Basketball Courts	\$50 hrs. \$55	\$100 hrs. \$105
Tournament Rate (3 field minimum)	\$50.00 \$100 per field/per day	
Camp Fee per field	\$50.00 per day \$60	\$50 per day \$65
Season Field Use with scheduling priority by Non Profit Leagues: \$20 per player/maximum \$7,000 for use of four fields for a four month season.		

§ 119-16 Museum Fees

School Programs \$6.00 to \$10.00 per student contingent upon scope of program

§ 119-17 Public Works Fees

There shall hereby be established certain fees for the disposal of material the Public Works facility:

- A. Brush**
 - a. Passenger vehicle **\$25**
 - b. Pickup truck **\$50**
 - c. Trailer (personal) **\$100**
- B. Bulk Waste** **\$50**
- C. Tire**
 - a. Passenger vehicle **\$10 per tire**
 - b. Passenger vehicle **\$20 if rim attached**
 - c. Tractor or truck **\$50 – rim must be removed**
- D. Waste Oil** **\$5 per gallon (must schedule) no bulk disposal**
- E. Waste Antifreeze** **\$5 per gallon (must schedule) no bulk disposal**

Ordinance #37-2024 cont'd:

§ 135-25 Hotel Motel Fees.

A. The annual fee for each license issued hereunder shall be the sum of \$5 **\$10** for each unit containing sleeping quarters.

§ 137-11 Housing, Affordable Fees assessed.

Category 2024 2025 2026 2027
2028

Fee for Sale Units					
<i>Transfer of Title</i>	\$1,000 unit	\$1,100 Unit	<u>\$1,150 Unit</u>	<u>\$1200 Unit</u>	<u>\$1250 Unit</u>
Administrative Fees for Rental Units					
<i>Start up</i>	\$400 Unit	\$500 Unit	<u>\$600 Unit</u>	<u>\$650 Unit</u>	<u>\$700 Unit</u>
<i>Monthly Administrative Fee/Project</i>	\$125mo./project	\$150mo./project	<u>\$150mo./project</u>	<u>\$175mo./unit</u>	<u>\$175mo./unit</u>
<i>Re-rental</i>	\$400/unit	\$500/unit	<u>\$500/unit</u>	<u>\$550/unit</u>	<u>\$550/unit</u>

** Please note that the developer/landlord is responsible for paying for all advertising cost for the start of a new development/project. Readington Township’s administrative agent will set up all advertising to ensure it conforms to the affirmative marketing plan.

Zoning Fees
 § 148-121.B.(1)(a)

~~Construction-Zoning~~ permits.

- a. Zoning permit: \$35.
- ~~(b) Special events zoning permit: \$100.~~
- ~~(c) b.~~ Zoning certificate of continual occupancy: \$100.
- c. NEW – Residential Addition \$50
- d. NEW – New Single Family Residential Dwelling \$100
- e. NEW – New Multi-family/Attached Residential Dwelling \$50 per unit
- f. NEW – New non-residential structure or addition \$125

Peddling & Soliciting

§ 171-6 **Application for license; fee; Clerk's signature required; term of license.**

C. A fee of \$25 **\$100** shall accompany the application for this license, and said fee shall constitute the license fee until said license is terminated or revoked in accordance with this chapter. Said fee shall not be refundable and shall be used to defray the cost of investigating and processing this application.

Ordinance #37-2024 cont'd:

Road Opening Permits

§ 204-27 Required cash deposit.

A. The applicant shall deposit with the Township Clerk the sum of ~~\$75~~ **\$125** for an application fee (nonrefundable) and ~~\$50~~ **\$100** for a permit fee (nonrefundable) with each application for each opening to be made in the street.

B. The initial review/ inspection escrow shall be as follows:

(1) For openings located within the right-of-way but outside the Township Road pavement: ~~\$300~~ **\$500**

(2) For openings located within the right-of-way and impacting the existing Township Road pavement: ~~\$1,200~~ **\$2,000**

Section 2. All other provisions, sections and language contained in Chapter 43 of the Township Code shall remain in full force and effect.

Section 3 Effective Date.

This ordinance shall take effect January 1, 2025 upon final adoption and publication according to law.

A MOTION was made by Mr. Panico to introduce 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

The Public Hearing was scheduled for December 16, 2024 at 7:45 p.m.

2. Special Event Permit Application / Black River Roasters Food Truck Events

A MOTION was made by Mr. Panico to approve the special event permit application, 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. **Resolution Authorizing Emergency Appropriation**

The following resolution was offered for consideration:

#R-2024-199

RESOLUTION APPROVING A FORM OF EMERGENCY RESOLUTION - NJSA 40A:4-48

WHEREAS, an emergency has arisen with respect to the payment of a settlement of litigation and, no adequate provision was made in the 2024 budget for the aforesaid purpose, and

WHEREAS, NJSA 40A:4-46 provides for the creation on an Emergency Appropriation for the purpose mentioned above, and

WHEREAS, the total amount of the Emergency Appropriations created, including the appropriation to be created by this resolution is \$ 25,340,623.46 and three {3} percent of the total operating appropriations in the budget for 2024 is \$761,718.70 and

WHEREAS, the foregoing appropriation together with prior appropriations does not exceed three (3) percent of the total operating appropriations (including utility operation appropriations) in the budget for 2024,

NOW THEREFORE, BE IT RESOLVED, (by not less than 2/3 of all governing body members affirmatively concurring) that in accordance with NJSA 40A; 4-48:

1. An emergency appropriation is hereby made for Retroactive Salaries and Wages as a result of litigation settlement in the amount of \$142,500.
2. That said emergency appropriation shall be provided for in full in the 2025 budget, and is requested to be excluded from CAPS, pursuant to NJSA 40A:4-53.3c(1)
3. That two (2) certified copies of this resolution be filed with the Director of the Division of Local Government Services

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

4. ***Green Acres Enabling Resolution (Greenway Initiative)***

Mr. Heller requested clarification on the dollar amount as written in the resolution.

#R-2024-200

**STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GREEN ACRES PROGRAM
ENABLING RESOLUTION**

WHEREAS, the New Jersey Department of Environmental Protection, Green Acres Program ("State"), provides loans and/or grants to municipal and county governments and grants to nonprofit organizations for assistance in the acquisition and development of lands for outdoor recreation and conservation purposes; and

WHEREAS, the Township of Readington has previously obtained a Green Acres loan of \$3,250,000 and a Green Acres grant of \$8,525,000 from the State to fund the following project(s):

#1022-96-066-Greenway Initiative; and

WHEREAS, the State and the Township of Readington intend to increase Green Acres funding by \$300,000 in grant, to increase Green Acres funding to a total of \$12,075,000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON THAT:

1. The Mayor of the above-named body or board is hereby authorized to execute an agreement and any amendment(s) thereto with the State known as the Greenway Initiative. and;
2. The applicant agrees to provide its matching share to the Green Acres funding, if a match is required, in the amount of \$6,525,000, and;
3. The applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project, and;
4. This resolution shall take effect immediately.

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

5. ***Resolution Authorizing Disposal of Surplus Property (Municipal Auction)***

Bob Shoenfeld inquired about the difference between the two resolutions listed regarding the disposal of surplus property.

The following resolution was offered for consideration:

#R-2024-201

RESOLUTION AUTHORIZING DISPOSAL OF SURPLUS PROPERTY

WHEREAS, the Township of Readington is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Township of Readington is desirous of selling said surplus property in an “as is” condition without express or implied warranties.

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

1. The sale of the surplus property shall be conducted through Municibid pursuant to State Contract #19-GNSV1-00696 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with Municibid are available online at municibid.com and also available from the Township of Readington.
2. The sale will be conducted online and the address of the auction site is municibid.com
3. The sale is being conducted pursuant to Local Finance Notice 2008-09.
4. A list of the surplus property to be sold is as follows:

Year of Equip	Make	Model	Serial # or VIN	Item description
Various	Meyers	8-9'	Various	Surplus plows (
N/A	Startrite	H325	N/A	Horizontal bandsaw

5. The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
5. The Township of Readington reserves the right to accept or reject any bid submitted.

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. * **Resolution Authorizing Disposal of Surplus Property (Fire/Rescue Training)**

The following resolution was offered for consideration:

#R-2024-202

RESOLUTION AUTHORIZING DISPOSAL OF SURPLUS PROPERTY

WHEREAS, the Township of Readington is the owner of certain surplus property which is no longer needed for public use; and

Resolution #R-2024-202 cont'd:

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

1. A list of the surplus properties to be utilized for Fire/Rescue training is as follows:

Year of Equip	Make	Model	Serial # or VIN	Item description
2004	Ford	Crown Victoria	2FAFP71W95X106270	Passenger vehicle
2009	Ford	Crown Victoria	2FABP7BV3AX111303	Passenger vehicle
2010	Ford	Crown Victoria	2FABP7BV1BX102231	Passenger vehicle

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

7. * Change Order Number -1 - Final / Pulaski Road - Section 2 / Partial Payment

This matter was addressed under the Consent Agenda.

8. * Change Order Number -1 - 2024 Road Improvements / Partial Payment

This matter was addressed under the Consent Agenda.

ADMINISTRATOR’S REPORT

Administrator Sheola reported that he is reviewing Request for Proposals (RFPs) for professionals for 2025.

ATTORNEY’S REPORT

Attorney Corsini stated that he had nothing further to report.

ENGINEER’S REPORT

Engineer O’Brien reported that a grant was received from the Department of Transportation (DOT) for Pulaski Drive Section 5. Engineer O’Brien further requested that the Committee considered the request from Kaplan to name the street into their new development Camelot Drive.

A **MOTION** was made by Mr. Heller to approve the name for the municipal road in the Kaplan development as *Camelot Drive*, 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

Engineer O’Brien continued that he is working with the engineer for the Apartments at Three Bridges and the Director of Public Works regarding the ownership and maintenance of the culvert. Engineer O’Brien reported that the quote for portable flow meters is estimated to be approximately \$7,000-\$10,000 and they are working on an infrastructure map for the DEP required watershed improvement plan.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

Mr. Heller reported that they are proceeding with utilizing the \$250k grant to reforest 20 acres and install fencing to start planting sessions in the spring.

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that there will be an Open Space Walk at Round Mountain on December 15th.

VINCENT PANICO

Mr. Panico reported on upcoming Historic Preservation and Museum events.

Mr. Panico stated that the zoning amendment ordinance introduced at the November 18 meeting was introduced incorrectly. As a result, both zoning ordinances (#35-2024 and #36-2024) will be reintroduced next year. Municipal Clerk Parker advised that public hearings must still occur at the December 16 meeting, during which the Committee can vote to rescind the ordinances and reintroduce them in 2025. Municipal Clerk Parker also noted that staff has been working on the required notice mailings, and some may have already been sent.

ADAM MUELLER

Mayor Mueller thanked emergency services for the community response to the house fire over the weekend.

COMMENTS FROM THE PUBLIC

Bob Shoenfeld inquired about sewer capacity.

Laurie Fisher spoke to the importance of historical knowledge of Board members in making decisions that affect the future township ordinances.

COMMENTS FROM THE GOVERNING BODY

Mr. Heller asked if there was any progress on the roof repair at Cold Brook School.

Mr. Albanese acknowledged and expressed condolences on the passing of long time Whitehouse Rescue Squad volunteer Paul Krasovec.

As there was no further business, **A MOTION** was made by Mr. Panico at 8:25 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