

**READINGTON TOWNSHIP COMMITTEE  
MEETING – December 20, 2024**

Mayor Mueller *calls the meeting to order at 10:00 a.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, Mr. Huelsebusch

**ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney M. Flynn

**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**

| <b><u>Subject Matter</u></b>  | <b><u>Basis Of Public Exclusion</u></b> | <b><u>Date Anticipated When Disclosed to Public</u></b>                        |
|---|---|--|
| Affordable Housing.....   | Potential Litigation.....               | Certain information at the discretion of Twp tonight shall remain confidential |
| <i>Contract Negotiations / Apartments at Three Bridges Holdings LLC</i>                           |   |  |
| <i>Contract Negotiations / Acceptance of Closed Drainage System (Apts. at Three Bridges, LLC)</i> |   |  |

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. Panico to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 11:00 a.m.

***Executive Session:***

***Potential Litigation / Affordable Housing***

- Contract Negotiations / Apartments at Three Bridges Holdings LLC
- Contract Negotiations / Acceptance of Closed Drainage System (Apts. at Three Bridges, LLC)

The following resolution was offered for consideration:

**#R-2024-209**

***A RESOLUTION OF THE TOWNSHIP OF READINGTON IN THE COUNTY OF HUNTERDON,  
STATE OF NEW JERSEY AUTHORIZING MAYOR TO EXECUTE CERTAIN DOCUMENTS  
FOR THE THREE BRIDGES 100% PROJECT***

***WHEREAS***, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township of Readington (hereinafter “Township”) filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine;” and

***WHEREAS***, the Township simultaneously sought, and ultimately secured, a protective order providing Readington Township immunity from all exclusionary zoning lawsuits while it pursues approval of its Fair Share Plan; and

***WHEREAS***, that process ultimately led to the issuance of a Judgement of Compliance and Repose (“JOR”), which provided the Township immunity from builder’s remedy litigation and which approved the Township’s Round 3 Housing Element and Fair Share Plan (“HEFSP”); and

***WHEREAS***, the Township’s Round 3 HEFSP and JOR provided for a 100% affordable housing project to be located at Township-owned land located at Block 81 and Lot 1 and referred to as the “Three Bridges 100% Project”; and

***WHEREAS***, the Township entered into an Agreement with PIRHL, Inc., to develop the Three Bridges 100% Project; and

***WHEREAS***, as part of the Agreement for the Three Bridges 100% Project, the Township committed to provide the title to Block 81, Lot 1 (the “Municipal Land Contribution”) and a subsidy of \$2,100,000.00 (the “Municipal Financial Contribution”), following the securing of low income housing tax credit (“LIHTC”) funding from the New Jersey Housing Mortgage and Finance Agency (“NJHMFA”); and

***WHEREAS***, following the Township’s Agreement with PIRHL, PIRHL, on consent of the Township, transferred its interest in the Agreement to Conifer Realty LLC; and

***WHEREAS***, Conifer Realty LLC, AKA Apartments at Three Bridges Holdings, LLC, has received a preliminary award of 4% low-income housing tax credit (“LIHTC”) funding, which combined with funds from the New Jersey Affordable Housing Production Fund, enables the project to be fully financed; and

***WHEREAS***, in furtherance of the Township’s efforts to comply with its Mount Laurel obligations and its Agreement, the Township seeks to execute certain documentation to enable the Three Bridges 100% project to proceed forward; and

***WHEREAS***, pursuant to the Redevelopment and Housing Law, N.J.S.A. 40A:12-21, municipally owned real property within a redevelopment area may be transferred by resolution or ordinance; and

***WHEREAS***, in light of the above, the Mayor and Council finds that it is in the best interest of Readington Township to execute the attached documents in relation to the Three Bridges 100% Project; and

**Resolution #R-2024-209 cont'd:**

**THEREFORE, BE IT AND IT IS HEREBY RESOLVED** as follows:

1. The Township Committee authorizes and directs its Mayor to execute the following documents:

**Exhibit A:** A Mortgage for the Municipal Contribution of \$2,100,000.00 naming Apartments at Three Bridges Holdings, LLC as mortgagor and the Township of Readington as mortgagee;

**Exhibit B:** A corresponding Mortgage Note for the Municipal Contribution of \$2,100,000.00 naming Apartments at Three Bridges Holdings, LLC as mortgagor and the Township of Readington as mortgagee;

**Exhibit C:** The deed of conveyance between the Township of Readington and Apartments at Three Bridges Holdings, LLC;

**Exhibit D:** A corresponding affidavit of title regarding Block 81, Lot 1, which is owned by the Township; and

**Exhibit E:** A “will issue” letter from the Township authorizing that once governmental approvals are completed, a building permit will be issued for the Three Bridges 100% Project;

subject to de minimis changes from Counsel.

2. The Township Committee authorizes the disbursement of the \$2,100,000.00 Municipal Financial Contribution to Apartments at Three Bridges Holdings, LLC.
3. The Township Committee directs the appropriate Township officials and professionals to carry out this resolution.

**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 | - Abstain |
| Mr. Panico      | - Aye     |
| Mayor Mueller   | -Aye      |

The following resolution was offered for consideration:

**#R 2024-210**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Apartments at Three Bridges Holdings, LLC (the “Redeveloper”) intends to construct and operate an 80-unit 100% affordable housing rental project, together with such other improvements as may be necessary in connection therewith, such as leasing offices, community building, parking spaces, stormwater facilities, landscaping, curbing, and paving (the “Project”) on property located at 702 US Highway Route 202 and designated on the Readington Township tax maps as Block 81, Lot 1 (the “Property”); and

**WHEREAS**, the Project is contemplated by the Township’s Settlement Agreement with Fair Share Housing Center (“FSHC”), which has been approved by the Superior Court of the State of New Jersey, Hunterdon County in In the Matter of the Township of Readington, County of Hunterdon, Docket No. HNT-301-15, and will help to satisfy the Township’s constitutional “Mount Laurel” obligation to provide very-low, low and moderate income housing (the “Settlement Agreement”); and

**#R-2024-210 cont'd:**

**WHEREAS**, the Redeveloper's predecessor in interest entered into an Affordable Housing Agreement dated December 14, 2022 which has been assigned to Redeveloper and thereafter the Township authorized the execution of Redevelopment Agreement with Redeveloper on May 20, 2024 to develop the Property for the above-described use; and

**WHEREAS**, by Resolution No. 2024-03 dated July 30, 2024 (the "Resolution") the Project received Preliminary and Final Major Site Plan and Bulk Variance Approval (the "Approval") from the Planning Board of the Township of Readington (the "Board"); and

**WHEREAS**, the Approval contemplates that the Project construct stormwater management facilities that will tie into a culvert, identified as County Culvert R-156, currently owned by the County of Hunterdon; and

**WHEREAS**, the proposed drainage system carries water over Readington Township's Railroad Avenue over a Branch of the South Branch of the Raritan River; and

**WHEREAS**, the extent of the modifications to County Culvert R-156 required as a part of the development on Block 81 Lot 1, has resulted in a change in classification of this structure from a culvert to a closed drainage system; and

**WHEREAS**, in order to permit Redeveloper to tie into the system, the County of Hunterdon requires that the Township of Readington take ownership and jurisdictional control of the proposed closed drainage system and County Culvert R-156; and

**WHEREAS**, the Redeveloper has inspected the proposed closed drainage system and Culvert R-156 and issued a report that has been reviewed by the Township Engineer; and

**WHEREAS**, the Township of Readington has agreed to take jurisdictional control over County Culvert R-156, subject to Redeveloper installing guiderail improvements as may be required by the Township Engineer as well as the Redeveloper being responsible for maintenance and repairs; and

**WHEREAS**, the County of Hunterdon, Redeveloper and Township of Readington are required to enter into an Agreement to memorialize the foregoing obligations of the Parties and the transfer of ownership of County Culvert R-156 from the County of Hunterdon to the township of Readington, and which Agreement has been reviewed and approved by the Township Committee and Township Attorney.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Readington does hereby authorize the following action:

1. The Township authorizes the Administrator/Municipal Clerk, Mayor, or Deputy Mayor to sign for the Governing Body the Agreement For the Acceptance of Closed Drainage System (Formerly County Culvert R-156) Situated on Railroad Avenue in the Three Bridges Area of the Township of Readington.

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

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

**COMMENTS FROM THE PUBLIC**

There were none.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 11:05 a.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