

**READINGTON TOWNSHIP COMMITTEE
MEETING – December 5, 2011**

Mayor Gatti *calls the meeting to order at 6:30 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 F. Gatti, Deputy Mayor T. Auriemma, Mrs. J. Allen, Mrs. B. Muir
Mrs. D. Simon

ALSO PRESENT: Deputy Township Clerk K. Parker, Attorney S. Dragan,
Engineer R. O'Brien

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>
Recreation.....	Personnel.....	Certain information at the discretion of Township Committee tonight...other information will be confidential
6 Gulick Road LLC..... Block 10.01, Lot 1	Contract Negotiations.....	“ “ “
Block 22, Lot 19 / Hanna, Martowlis	Contract Negotiations.....	“ “ “
Developers Agreement / Homeowners Association Documents / Ridge Road Realty / Block 38, Lots 54, 74 & 75	Contract Negotiations.....	“ “ “
Executive Session Minutes..... □ November 7, 2011	Attorney-Client Privilege.....	“ “ “
Executive Session Minutes..... □ November 21, 2011	Attorney-Client Privilege.....	“ “ “

Block 48, Lot 23; Block 55, Lot 33;
Block 56, Lots 1, 3, 6 & 8; Block 39,
Lot 24 & Block 67, Lot 2
(Solberg Aviation)..... 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 Mrs. Simon to adopt this resolution, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:30 p.m.

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

Executive Session:

Personnel / Recreation

A **MOTION** was made by Mr. Auriemma to advertise for the position of the Recreation Assistant, at a maximum of fifteen (15) hours per work, conditioned upon a twelve (12) month review, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

Contract Negotiations / 6 Gulick Road LLC / Block 10.01, Lot 1

A **MOTION** was made by Mrs. Muir to approve the Agreement for a Donation of a Conservation Easement, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

Contract Negotiations / Block 22, Lot 19 / Hanna, Martowlis

A **MOTION** was made by Mr. Auriemma to request Attorney Dragan to draft a letter in response to their letter of November 7, 2011, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

Contract Negotiations / Developers Agreement / Homeowners Association Documents / Ridge Road Realty / Block 38, Lots 54, 74 & 75

Mayor Gatti stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / November 7, 2011

A **MOTION** was made by Mrs. Allen to approve the Executive Session Minutes of November 7, 2011 for content only, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded. Mrs. Muir abstained since she was not present at that meeting.

Attorney-Client Privilege / Executive Session Minutes / November 21, 2011

A **MOTION** was made by Mrs. Simon to approve the Executive Session Minutes of November 21, 2011 for content only, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 39, Lot 24 and Block 67, Lot 2

Mayor Gatti stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Gatti 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 meeting of November 21, 2011
- * 2. **Tax Lien Redemption**

The following resolution was offered for consideration:

**READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY**

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 21, Lot 19.08 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$49,909.82, plus a premium paid in the amount of \$8,000.00, known as Tax Sale Certificate #605, to the lienholder, Tad J. Dabrowski.

- * 3. **Chapter 159’s (2011 Budget) Federal and State Grants**

The following resolution was offered for consideration:

#R-2011-107

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2011 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 thereof was not determined at the time of the adoption of the budget, and

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

Resolution #R-2011-107

NOW, THEREFORE, BE IT RESOLVED that the Township of Readington 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 2011 in the sum of \$ 67,075.61 which items are now available as a revenue from the following sources pursuant to the provision of statute:

NJDEP Clean Communities	\$ 41,965.82
NJ Body Armor Replacement Fund	2,459.77
Drunk Driving Enforcement Fund	9,003.77
Municipal Court Alcohol Education/ Rehabilitation Program	4,746.25
Over the Limit Under Arrest AL11-10-04-152	4,400.00
NJDEP- 2011 Green Communities Grant	4,500.00

BE IT FURTHER RESOLVED that a like sum of \$ **67,075.61** be and the same is hereby Appropriated under the caption of the following:

NJDEP Clean Communities	\$ 41,965.82
NJ Body Armor Replacement Fund	2,459.77
Drunk Driving Enforcement Fund	9,003.77
Municipal Court Alcohol Education/ Rehabilitation Program	4,746.25
Over the Limit Under Arrest AL11-10-04-152	4,400.00
NJDEP- 2011 Green Communities Grant	4,500.00

* 4. **Resolution to Cancel Old Outstanding Checks**

The following resolution was offered for consideration:

#R-2011-108

**RESOLUTION
 OUTSTANDING CHECKS TO BE VOIDED**

ACCOUNT	DATE	CHECK #	AMOUNT
Current Account	9/20/2010	4625	500.00
	9/20/2010	4651	20.00
	12/17/2010	5209	1,746.14
	1/18/2011	5364	250.00
	Total for Current Account		2,516.14
Recreation Trust	1/4/2010	3058	760.00
	1/5/2010	3099	36.00
	1/5/2010	3098	36.00
	1/8/2010	3167	20.00
	1/26/2010	3205	275.00
	2/23/2010	3273	26.25
	3/12/2010	3321	70.00
	3/26/2010	3392	26.25
	3/26/2010	3391	26.25
	4/6/2010	3403	60.00

ACCOUNT	DATE	CHECK #	AMOUNT
	4/23/2010	3434	93.50
	9/22/2010	3705	70.00
	11/1/2010	3826	1,200.00
	11/23/2010	3882	200.00
	11/23/2010	3886	20.00
	12/3/2010	3901	600.00
	12/3/2010	3906	220.00
	12/3/2010	3905	90.00
	12/10/2010	3923	25.00
	12/10/2010	3932	25.00
	12/10/2010	3934	25.00
	12/10/2010	3935	25.00
	12/30/2010	3945	50.00
	Total Recreation Trust		3,979.25
Payroll	2/5/2010	65154	424.55
	Total Payroll		424.55
	Total amount of checks to be voided		6,919.94

* 5. ***Resolution to Authorize Disposal of Surplus Property***

The following resolution was offered for consideration:

#R-2011-109

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 GovDeals pursuant to State Contract #70967/T-2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals are available online at govdeals.com and also available from the Township of Readington.
2. The sale will be conducted online and the address of the auction site is govdeals.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:

Resolution #R-2011-109 cont'd:

Year of Equip	Make	Model	Serial # or VIN	Item description
1987	Ford	F800	1FDXK84N9HVA59829	10 Ton Dump Truck
1985	Ford	F700	1FDXK74N4FVA44064	10 Ton Dump Truck
1991	Chevrolet	Kodiak	1GBL7H1M6MJ106319	10 Ton Dump Truck
1995	Ford	Mason Dump	1FDLF47G7SEA79478	F-450
1984	International	540 CP8-0152-1	U001043	Wheel Loader w/ 4 cy & 4 way bucket
1990	Snap-On	Welder	-----	MIG Welder, 230 amp
	Toro	Aeroseeder 82	815 30110	Aerator attach for mower

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.
6. The Township of Readington reserves the right to accept or reject any bid submitted.

* 6. **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>
CURRENT FUND	1-01	\$ 598,010.20
SEWER APPROPRIATIONS	1-02	\$ 155,910.26
TRUST FUNDS	X-03	\$ 58,348.81
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 90,112.73
PAYROLL DEDUCTIONS	X-06	\$ 154,019.68
REG. & LOCAL SCHOOL TAX	X-07	\$2,498,178.00
DUE TO STATE OF NJ	X-09	\$ 793.50
2010 CAPITAL	X-10	\$ 10,856.64
2011 CAPITAL	X-11	\$ 793.50
TOTAL OF ALL FUNDS		\$3,567,023.32

A MOTION was made by Mrs. Muir to approve the Consent Agenda, seconded by Mr. Allen and on Roll Call vote the following was recorded:

- Mrs. Allen - Aye
- Mr. Auriemma - Aye
- Mrs. Muir - Aye
- Mrs. Simon - Aye
- Mayor Gatti - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARINGS

As it was after 8:00 p.m., **A MOTION** was made by Mr. Auriemma to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance to Provide for the Acceptance of a Conservation Easement on Block 10.01, Lot 1 in the Township of Readington, County of Hunterdon and State of New Jersey from 6 Gulick Road LLC

□ ***Ordinance #20-2011***

Mayor Gatti asked if there were any comments from the Governing Body.

Mrs. Allen stated that this donation is adjacent to a tributary of the north branch of the Rockaway Creek which is a Category 1 stream and having it reserved for conservation would be beneficial to protecting the watershed.

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

There were none.

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

Clerk read by Title:

An Ordinance to Provide for the Acceptance of a Conservation Easement on Block 10.01, Lot 1 in the Township of Readington, County of Hunterdon and State of New Jersey from 6 Gulick Road LLC

□ ***Ordinance #20-2011***

A MOTION was made by Mr. Auriemma to adopt this ordinance, seconded by Mrs. Muir and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated November 14, 2011 from Suzana Duby, New Jersey American Water Company regarding ***In the Matter of the Petition of New Jersey-American Water Company, Inc. for Approval of Increased Tariff Rates and Charges for Water and Sewer Service; Change in Depreciation Rates and Other Tariff Modifications.***

Mayor Gatti stated that he felt it was outrageous that the New Jersey American Water Company is proposing a 15.5% increase and recommended writing a letter to strongly object to this increase.

A MOTION was made by Mrs. Muir requesting Administrator Mekovetz to draft this letter, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

2. Memorandum dated November 16, 2011 from Donna J. Burham, Township Clerk, Township of Clinton, regarding ***Resolution Opposing S-2887 and A-3992, Revising Standards for Wind Generation Facilities on Farmland.*** No action taken.
3. Legal Notice dated November 17, 2011 from Donna P. McCutcheon, Planning Board Clerk, Township of Branchburg regarding ***Notice of Public Hearing on Land Use Element of the Master Plan.*** No action taken.
4. Letter dated November 17, 2011 from Denise B. Doolan, Clerk of the Board of Chosen Freeholders, County of Hunterdon regarding ***Resolution Requesting that PARIS Grant funding be restored to Hunterdon County and All the Counties as Legislated in P.L. 2003, c. 117, Sections 38 and 39.*** No action taken.
5. Resolution adopted October 25, 2011 from Lisa Burd, Borough Clerk, Borough of Bloomsbury regarding ***Request to a Study of School District Consolidation in the County of Hunterdon.*** No action taken.

NEW BUSINESS

1. ***An Ordinance Authorizing Modification of the Approved Acquisition of Certain Rights in Certain Property in the Township of Readington Block 48, Lots 23, 23.01 and 23.02; Block 55, Lots 33 and 33.01; Block 56, Lots 3.01, 3.02 and 6; Block 67, Lots 2 and 2.01***

Mayor Gatti stated that the Committee is proposing a modification of its 2006 acquisition of certain property rights to 726 acres of Solberg Airport property in light of the August 2009 Superior Court Appellate Division decision. Mayor Gatti stated that this ordinance would authorize a new offer to Solberg Aviation in the furtherance of the Township's public purpose of preserving and protecting important resources within the Township to preserve the Township's community character including the airport itself.

The following ordinance was offered for introduction:

ORDINANCE AUTHORIZING MODIFICATION OF THE APPROVED ACQUISITION OF CERTAIN RIGHTS IN CERTAIN PROPERTY IN THE TOWNSHIP OF READINGTON Block 48, Lots 23, 23.01 and 23.02; Block 55, Lots 33 and 33.01; Block 56, Lots 3.01, 3.02 and 6; Block 67, Lots 2 and 2.01

ORDINANCE #22-2011

WHEREAS, the Township of Readington ("Township") previously adopted Ordinance #25-2006 on July 11, 2006, which authorized the acquisition of certain real property known and designated as Block 48, Lots 23, 23.01 and 23.02; Block 55, Lots 33 and 33.01; Block 56, Lots 3.01, 3.02 and 6; Block 67, Lots 2 and 2.01 as shown on the official Tax Map of the Township and consisting of approximately 726 acres of land (the "Property") and as depicted on Exhibit A hereto (which Exhibit A, along with Exhibits C and D, reflects proposed new block and lot configurations and designations); and

WHEREAS, Ordinance #25-2006 authorized the acquisition of development rights on portions of Block 56, Lots 3 and 6 as more particularly described on Attachment B hereto, consisting of approximately 102 acres of land, more or less (the "Airport Facilities Area"), and authorized the acquisition of fee title to the balance of the Property consisting of approximately 624 acres of land, more or less (the "Open Space Parcel"); and

WHEREAS, as authorized by Ordinance #25-2006, the Township commenced condemnation proceedings with respect to the Property (the "Condemnation Litigation"); and

WHEREAS, the owner of the Property Solberg Aviation Company contested the Township's authority to acquire the Property as contemplated by Ordinance #25-2006; and

Ordinance #22-2011 cont'd:

WHEREAS, although the Superior Court of New Jersey, Law Division concluded as a matter of law in the Condemnation Litigation that the Township had the right to acquire rights in the Property as contemplated by Ordinance #25-2006, the matter was appealed to the Appellate Division, which reversed in part, vacated in part, and remanded the matter for further proceedings; and

WHEREAS, the Township affirms its prior determination that the public interest will be served by acquisition of certain interests in the Property for public use and purposes, including without limitation, open space and farm land preservation; preservation of land for recreational uses, conservation of natural resources, wetlands protection, water quality protection, preservation of critical wildlife habitat, historic preservation, airport preservation, and preservation of community character, among other purposes; and

WHEREAS, the Township affirms its determination that the unique and inter-related attributes of the Open Space Parcel require acquisition of certain rights to such Parcel to accomplish the manifold public purposes aforesaid; and

WHEREAS, in keeping with the opinion of the Superior Court of New Jersey, Appellate Division with respect to the Township's legal authority to condemn interests in the Property, the Township has determined to modify and amend its plan to acquire certain rights to the Property; and

WHEREAS, the Township recognizes that the Open Space Parcel is delineated into two distinct areas, namely, those within the regulatory Airport Safety Zone, as described in Exhibit C hereto, and those areas beyond the Airport Safety Zone, as described in Exhibit D hereto; and

WHEREAS, the Township is authorized pursuant to numerous statutes to acquire parcels or interests therein for the manifold public purposes hereinbefore described; and

WHEREAS, the Township has determined that it may acquire fee title to those portions of the Open Space Parcel beyond the Airport Safety Zones, as described in Exhibit D attached hereto, and that it may acquire development rights to those areas within the Airport Safety Zone, as described in detail in Exhibit C attached hereto; and

WHEREAS, the Township has determined that it can proceed without acquisition of any rights in the Airport Facilities Area and still serve the public purposes aforementioned; and

WHEREAS, the Township has procured appraisal reports for this modified acquisition, the greater of which appraises the Property interests proposed to be acquired herein in the amount of \$14,582,000.00;

WHEREAS, the Township desires to amend its pleadings in the pending Condemnation Litigation to modify the acquisition accordingly, and to provide a new offer to Solberg Aviation Company to acquire the rights in the Property as described herein; and

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

1. The Township be and is authorized to acquire for public use, by voluntary conveyance or condemnation pursuant to the Eminent Domain Act, *N.J.S.A. 20:3-1 et seq.*, a fee simple title to that portion of the Open Space Parcel that lies beyond the Airport Safety Zone and is more accurately described in Exhibit D attached hereto. The Township be and is authorized to acquire for public use, by voluntary conveyance or condemnation pursuant to the Eminent Domain Act, *N.J.S.A. 20:3-1 et seq.*, development rights to that portion of the Open Space Parcel that falls within the Airport Safety Zone and which is described in greater detail in Exhibit C attached hereto, such development rights to prohibit all development, improvement or disturbance of such area and to permit only passive recreational and preservation use thereof. The Township be and is authorized in connection therewith to do such acts as required by law necessary for the acquisition aforesaid. A copy of the metes and bounds description of Exhibits C & D to be acquired is on file in the Township Clerk's Office.

Ordinance #22-2011 cont'd:

2. Counsel for the Township be and is authorized and directed to take all such steps as may be advisable or required pursuant to law for the purpose of the acquisitions aforesaid, including without limitation, the making of an offer of compensation to the owner of the subject parcels in an amount not less than \$14,582,000.00, and the filing of such motions or other matters as may be necessary to accomplish the purposes hereof.
3. This Ordinance shall take effect immediately upon final passage, adoption and publication according to law.



Hatch Mott MacDonald
Perryville III
53 Frontage Rd., Suite 170
Hampton, NJ 08827
T 908.730.6000 www.hatchmott.com

January 11, 2011

LANDS REMAINING OF SOLBERG AVAIIATION CO.
BLOCK 56, LOT 3
READINGTON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

Beginning at a point near the center of Thor Solberg Road, a variable width right-of-way, said point being located the following five courses from the beginning point of the third tract mentioned in the description of land conveyed to the Township of Readington from Solberg Aviation Co. by a Civil Action - Declaration of Taking, dated October 4, 2006 and recorded in the Hunterdon County Clerk's Office in book 2168 of deeds on page 251, (said beginning point of the third tract having New Jersey State Plane Coordinate NJSPC NAD'83 values north 637,411.54 feet and east 428,722.62 feet)

- a. South 42 degrees 57 minutes 16 seconds west 575.89 feet to a point; thence,
- b. South 50 degrees 44 minutes 47 seconds west 100.00 feet to a point; thence,
- c. South 72 degrees 55 minutes 47 seconds west 200.00 feet to a point; thence,
- d. South 72 degrees 07 minutes 47 seconds west 159.40 feet to a point; thence,
- e. South 35 degrees 23 minutes 47 seconds west 115.50 feet to the place of beginning and running thence the following two courses along said road,
 1. South 35 degrees 23 minutes 47 seconds west 260.70 feet; thence,
 2. South 36 degrees 27 minutes 02 seconds west 868.03 feet to a point to other lands remaining of Solberg Aviation Co. (Block 56, Lot 3.01); thence the following nine courses along said other lands remaining of Solberg Aviation Co.,
 3. Passing through iron pin #31 found at 27.49 feet, north 60 degrees 21 minutes 11 seconds west 373.67 feet to iron pin #30 found; thence,
 4. South 29 degrees 38 minutes 49 seconds west 1,826.87 feet to concrete monument #29 found; thence,
 5. North 60 degrees 21 minutes 11 seconds west 800.00 feet to concrete monument #28 found; thence,

EXHIBIT B



Hatch Mott
MacDonald

6. North 29 degrees 38 minutes 49 seconds east 3,663.74 feet to an iron pin found;
thence,
7. North 60 degrees 45 minutes 48 seconds west 2,583.61 feet to iron pin #41 found;
thence,
8. North 29 degrees 14 minutes 12 seconds east 300.00 feet to concrete monument #40
found; thence,
9. South 60 degrees 45 minutes 48 seconds east 3,394.48 feet to iron pin #39 found;
thence,
10. South 29 degrees 14 minutes 12 seconds west 1026.98 feet to iron pin #38 found;
thence,
11. Passing through iron pin #37 found at 21.62 feet before the termination, south 61
degrees 00 minutes 45 seconds east 486.60 feet to the place of beginning.

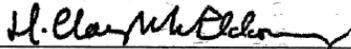
All bearings being NJSPCS NAD 1983 and the tract containing a calculated area of
102.23 acres of land, more or less.

Being part of the lands and premises conveyed to the Township of Readington from
Solberg Aviation Co. by a Civil Action - Declaration of Taking, dated October 4, 2006
and recorded in the Hunterdon County Clerk's Office in book 2168 of deeds on page 251.

Subject to any easements or restrictions either recorded or unrecorded.

Subject to any rights-of-way as may have been granted to any public utility.

Subject to the rights of the public in and to that portion of the above described premises
which lies within the right-of-way of Thor Solberg Road.


H. Clay McEldowney, PE, LS
NJ License #20891

Checked by:

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

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

A Public Hearing was scheduled for December 19, 2011 at 8:00 p.m.

2. ***An Ordinance to Provide for the Vacation of a Portion of Sophie Street in the Township of Readington, County of Hunterdon and State of New Jersey, Previously Dedicated for Public Roadway Purposes***

Mayor Gatti stated that this ordinance is a result of a proposed development and there is a connecting paper street of which a portion of Sophie Street would be vacated. Engineer O'Brien questioned whether the Pearl Street right of way would need to be extended to connect up to the new Sophie Street right of way. Attorney Dragan stated that on the map there is no attachment between Pearl Street and the newly realigned section, which would no longer be contiguous. Mrs. Allen requested to vacate the street in a modified fashion, therefore the map would need to be amended and recommended deferring this matter to another meeting.

3. ***Ridge Road Realty Road Widening and Restoration Bond*** (Block 38, Lots 54, 74 & 75)

Engineer O'Brien stated that the Planning Board has required the developer to, in lieu of construction, provide the payment for the widening of the existing Sophie Street and payment for widening Ridge Road along with posting a restoration bond for any repairs to existing Sophie Street caused by the developer's construction of the development.

A **MOTION** was made by Mrs. Allen to accept the proposed cost estimates, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

4. ***Request for Release of Maintenance Guarantee*** (Whitehouse Prep / Block 36, Lot 96)

Engineer O'Brien stated that a two year maintenance bond was in place for landscaping maintenance and recommended the release at this time.

A **MOTION** was made by Mrs. Muir to release the landscaping maintenance guarantee, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

* 5. ***Chapter 159's (2011 Budget) Federal and State Grants***

This matter was addressed under the Consent Agenda.

* 6. ***Resolution to Cancel Old Outstanding Checks***

This matter was addressed under the Consent Agenda.

* 7. ***Resolution to Authorize Disposal of Surplus Property***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Deputy Township Clerk Parker reported that no proposals were received in response to the Request for Proposal advertised on behalf of the East Hunterdon Solar Renewable Energy Cooperative.

Mrs. Simon responded that the ESHREC market had declined again over the last two weeks and Bill A-4226, which is on the floor for December 8th, could change certain conditions related to portfolio standards and once that passes they are optimistic that ESHREC market will release itself and be on the increase so we can possibly reissue at that time. Mrs. Simon stated that Birdsall had indicated the preferred funding deadline of Dec 31st may be extended.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that Hatch Mott MacDonald recently hired an entry level person who would be able to do the physical inspections on the outfalls for the illicit connections at a lower cost of \$9,000.

A ***MOTION*** was made by Mrs. Allen authorizing a Hatch Mott MacDonald inspector to complete the inspection of one-third of the 385 priority outfalls and report to DEP on the illicit connections at a cost of \$9,000, seconded by Mrs. Simon and on Roll Call vote the following was recorded:

Mrs. Allen	- Aye
Mr. Auriemma	- Aye
Mrs. Muir	- Aye
Mrs. Simon	- Aye
Mayor Gatti	- Aye

Engineer O'Brien stated he received an email from Mrs. Simon regarding a resident's complaint of drainage issues on 27 Casper Berger Road. Engineer O'Brien reported that he visited the site with Scott Hulcher and it appears that the entire drainage area is within private property behind the house. Mrs. Simon requested that Engineer O'Brien send a letter of his assessment to the property owner.

Engineer O'Brien reported that he is moving forward with the permits to restore the embankment on Main Street for the sanitary sewer line and is still waiting for Joel Kerwin to receive a response from FEMA.

Engineer O'Brien requested to do a power point presentation at a January meeting on the Tier A permit requirements.

Mayor Gatti asked Engineer O'Brien for an update on the estimated cost of the Sophie Street walkway. Engineer O'Brien stated that the estimated cost of \$31,000 was revised to just include the cost of materials for the composite decking. Mrs. Allen asked if it would be possible to put a flow through pipe and create a bermed area. Engineer O'Brien stated that it is a wetlands area and would require several drainage pipes. Mrs. Allen stated that she would like to do a site visit with Engineer O'Brien on the property.

COMMITTEE REPORTS

Frank Gatti

Mayor Gatti reported that the Police Department received a grant titled "Holiday Drive Sober or Get Pulled Over" from the State in the amount of \$5,000.

Mayor Gatti reported that the program called St. Nicholas Day held at the Museum yesterday was well attended.

Mayor Gatti stated that there will be a meeting with the Office of Emergency Management regarding the recent October snowstorm to discuss ways to improve communication to residents and also the response to Jersey Central Power & Light with regard to issues that took place in the Township.

Mayor Gatti stated that Washington is allowing townships, including Readington Township, to receive a 75% FEMA reimbursement for debris removal by private contractors with the possibility of the County kicking in another 12.5%. Mayor Gatti stated that Joel Kerwin would be meeting with FEMA and asked the Committee for their input. A discussion took place on whether to pursue the reimbursement. Mrs. Muir stated that she had several questions that remain unanswered. Mayor Gatti requested that a list of questions be provided to Deputy Clerk Parker to be forwarded to Joel Kerwin for discussion at the next meeting if the opportunity is still available.

Mayor Gatti reported that work is being done on the bridge on the south branch of the Rockaway on eastbound Route 22 on Thursday, December 8th and the work should be completed by December 10th.

Julia Allen

Mrs. Allen reported that the Holiday Tree Lighting will be held this Friday, December 9th at 7:00 p.m.

Mrs. Allen reported the Open Space Walk, climbing Cushtunk Mountain along the Ridge Trail, will take place on Sunday, December 18th.

Tom Auriemma

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

Beatrice Muir

Mrs. Muir stated that she had nothing further to report.

Donna Simon

Mrs. Simon reported that they have identified four trees that are impacting the safety of the sidewalks on Main Street with six sections of sidewalk that need repair and 15 sections that need mending with some concrete. Mrs. Simon stated that there will be no need for alternate traffic patterns and Scott Jesseman will be supplying an estimate for the project.

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. Auriemma at 8:25 p.m. to adjourn the meeting, seconded by Mrs. Allen with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker
Deputy Township Clerk