

**READINGTON TOWNSHIP COMMITTEE  
MEETING – June 3, 2013**

Mayor Allen *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 J. Allen, Deputy Mayor B. Muir, Mr. T. Auriemma, Mrs. B. Fort, Mr. F. Gatti

**ALSO PRESENT:** Administrator Mekovetz, 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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Recreation.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other
Executive Session Minutes..... • May 20, 2013	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. Fort to adopt this resolution, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:04 p.m.

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

**Executive Session:**

**Personnel / Recreation**

A **MOTION** was made by Mrs. Muir to approve the following summer counselors for the summer recreation program, effective June 24<sup>th</sup> through August 2<sup>nd</sup>, held at Whitehouse School, Holland Brook and Readington Middle School:

<i>NAME</i>	<i>HOURLY RATE</i>	<i>NAME</i>	<i>HOURLY RATE</i>
Allison Addona	\$9.95	Kyle Leopard	\$9.00
Christine Armellino	\$9.69	Vicki Marcine	\$17.00
Jacyln Armellino	\$9.18	Ryan McCarthy	\$8.16
Nicole Barrett	\$9.00	Erin McKay	\$14.25
Emily Berstler	\$9.00	Jenna Morogiello	\$9.18
Emma-Lee Boganski	\$9.00	Anna Nicholas	\$8.16
Hope Brembt	\$9.44	Stephanie Pierson	\$9.44
Tara Burgher	\$9.95	Kristin Polito	\$14.25
William Campi	\$10.21	Erin Quinn	\$9.00
Robert Chiaravalloti	\$8.16	Jaime Rad	\$12.50
Jessica Fenton	\$9.18	Christiana Roberts	\$9.00
Casey Fenton	\$9.18	Ryan Sidebottom	\$8.16
Danielle Furino	\$9.18	Michael Sorrentino	\$9.00
Ariel Gilbert	\$9.44	Caitlin Szallai	\$9.18
Adam Gill	\$9.18	Paige Turnquist	\$9.44
Denise Hawkins	\$13.00	Julie Weisman	\$11.00
Shaina Hawkins	\$9.44	Christiana Ydoate	\$9.18
Marika Hyland	\$9.18	Jeremy Wright	
Daniel Kimple	\$9.00	<i>BUS DRIVERS:</i>	
Jaime Kindervatter	\$9.44	Debbie Hill	\$17.00
Madison Kindervatter	\$8.00	Melissa Flannery	\$15.25
Bailey Klapp	\$9.18	Ben Bretherick	\$15.50

**This Motion** was seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

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

**Attorney-Client Privilege / Executive Session Minutes / May 20, 2013**

A **MOTION** was made by Mr. Auriemma to approve the Executive Session Minutes of May 20, 2013 for content only, seconded by Mr. Gatti with a vote of ayes all, nays none recorded. Mrs. Fort abstained since she was not present at that meeting.

**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 Allen stated that this matter remains in Executive Session.

**CONSENT AGENDA:**

Mayor Allen 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.

Mrs. Fort requested to remove the *Approval of the Minutes* from the Consent Agenda since she cannot vote on them due to her absence from that meeting.

- \* 1. ***Release of Escrow and Driveway Bond (Block 55 / Lot 7.04, 2 Groendyke Road)***
- \* 2. ***Release of Hunting Security Deposit (Cranford Rod & Gun Club)***
- \* 3. ***Resolution to Apply for Funding from County of Hunterdon for the Bergold Property***

The following resolution was offered for consideration:

***#R-2013-63***

***TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON***

***WHEREAS***, The Hunterdon County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Grants Program to provide County Funds in connection with preserving open space, natural areas, farmland and historic sites; to acquire, develop, improve and maintain county and municipal lands for recreation and conservation purposes; and preservation of historic structures, properties, facilities, sites, areas, or objects; or for the payment of debt service or indebtedness issued or incurred by the municipality for any of the purposes described above; and

***WHEREAS***, the Township of Readington desires to further the public interest by obtaining funding in the amount of \$25,000 from the County of Hunterdon to fund the following project:

The Bergold property – Block 52.01, Lots 22 at a cost of \$125,000;

***NOW, THEREFORE***, the governing body resolves that Vita Mekovetz, Administrator/Township Clerk is hereby authorized to:

- (a) make application for such County Open Space Trust Funds,
- (b) provide additional application information and furnish such documents as may be required, and
- (c) act as the authorized correspondent of the above named Municipality; and

***WHEREAS***, the County of Hunterdon shall determine if the application is complete and in conformance with the scope and intent of the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan, applicable Freeholder Board Policies and the Procedures Manual for the Municipal Grant Program adopted thereto, and notify the Municipality of the amount of the funding award; and

***WHEREAS***, the Municipality is willing to use the County funds in accordance with such adopted Policies and Procedures, and applicable state and local government rules, regulations and statutes;

***NOW, THEREFORE, BE IT FURTHER RESOLVED, BY THE*** Township of Readington

- 1. That the Township Clerk of the above named Municipality is hereby authorized to execute any documents and agreements with the County of Hunterdon known as Yard;
- 2. That the Municipality has its share of funds, if required, in the amount of \$25,000;

**Resolution #R-2013-63 cont'd:**

3. That, in the event the County of Hunterdon's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

\* 4. **Resolution to Apply for Funding from County of Hunterdon for the Yard Property**

The following resolution was offered for consideration:

**#R-2013-64**

**TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON**

**WHEREAS**, The Hunterdon County Board of Chosen Freeholders has approved an Open Space Trust Fund and established a Municipal Grants Program to provide County Funds in connection with preserving open space, natural areas, farmland and historic sites; to acquire, develop, improve and maintain county and municipal lands for recreation and conservation purposes; and preservation of historic structures, properties, facilities, sites, areas, or objects; or for the payment of debt service or indebtedness issued or incurred by the municipality for any of the purposes described above; and

**WHEREAS**, the Township of Readington desires to further the public interest by obtaining funding in the amount of \$47,343 from the County of Hunterdon to fund the following project:

The Yard property – Block 63, Lots 66 and 68 at a cost of \$77,766. and \$111,605. respectively;

**NOW, THEREFORE**, the governing body resolves that Vita Mekovetz, Administrator/Township Clerk is hereby authorized to:

- (a) make application for such County Open Space Trust Funds,
- (b) provide additional application information and furnish such documents as may be required, and
- (d) act as the authorized correspondent of the above named Municipality; and

**WHEREAS**, the County of Hunterdon shall determine if the application is complete and in conformance with the scope and intent of the Hunterdon County Open Space, Farmland and Historic Preservation Trust Fund Plan, applicable Freeholder Board Policies and the Procedures Manual for the Municipal Grant Program adopted thereto, and notify the Municipality of the amount of the funding award; and

**WHEREAS**, the Municipality is willing to use the County funds in accordance with such adopted Policies and Procedures, and applicable state and local government rules, regulations and statutes;

**NOW, THEREFORE, BE IT FURTHER RESOLVED, BY THE** Township of Readington

1. That the Township Clerk of the above named Municipality is hereby authorized to execute any documents and agreements with the County of Hunterdon known as Yard;
2. That the Municipality has its share of funds, if required, in the amount of \$47,373;
3. That, in the event the County of Hunterdon's funds are less than the total project cost specified above, the applicant has the balance of funding necessary to complete the project;
4. That the applicant agrees to comply with all applicable federal, state, and local laws, rules, and regulations in its performance of the project; and
5. That this resolution shall take effect immediately.

\* 5. ***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 95, Lot 12.365 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 \$975.32, plus a premium paid in the amount of \$300.00, known as Tax Sale Certificate #2012-017, to the lienholder, KAR Investments.

\* 6. ***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 56, Lot 16 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 \$98,282.23, plus a premium paid in the amount of \$28,000.00, known as Tax Sale Certificate #591, to the lienholder, Royal Tax Lien Services, LLC.

\* 7. ***Payment of Bills*** – (Complete bill list is on file in Clerk’s Office)

<b><u>Fund Description</u></b>	<b><u>Fund No.</u></b>	<b><u>Received Total</u></b>
CURRENT FUND	3-01	\$ 356,301.53
SEWER APPROPRIATIONS	3-02	\$ 99,379.64
TRUST FUNDS	X-03	\$ 44,514.66
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 169,354.08
PAYROLL DEDUCTIONS	X-06	\$ 145,212.21
REG & LOCAL SCHOOL TAX	X-07	<u>\$ 2,366,093.00</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 3,180,855.12</b>

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

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

**APPROVAL OF MINUTES** of meeting of May 20, 2013

A **MOTION** was made by Mrs. Muir to approve the minutes of the May 20, 2013 meeting, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma - Aye  
Mrs. Fort - Abstain  
Mr. Gatti - Aye  
Mrs. Muir - Aye  
Mayor Allen - Aye

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

There were none.

**CORRESPONDENCE / OTHER INFORMATION**

1. Notice of Intent from the Federal Energy Regulatory Commission dated May 24, 2013 regarding ***Preparation of an Environmental Assessment for the Planned Leidy Southeast Expansion Project, Request for Comments on Environmental Issues, and Notice of Public Scoping Meetings.***

Engineer O'Brien stated that the deadline for comments was originally slated for June 24<sup>th</sup> and it has now been moved to July 1<sup>st</sup>. Mayor Allen further stated that there is a scoping meeting on June 13<sup>th</sup> at 7:00 p.m. at the Hillsborough Township Middle School. Mayor Allen continued that in the resolution passed last week, it was requested that a scoping meeting be held in Readington Township along with how the meeting should be structured.

2. Memorandum dated May 17, 2013 from Roberta Brassard, Township of Tewksbury, regarding ***An Ordinance of the Township of Tewksbury, County of Hunterdon State of New Jersey, to Amend, Revise and Supplement Article VII "Zoning Provisions," of the Development Regulations Ordinance and to Add Section 702.2 "Specific Accessory Structures"***. No action taken.

**OLD BUSINESS**

1. ***Foothill Road Reconstruction***

Mayor Allen announced that the estimate from Engineer O'Brien was received for the reconstruction of Foothill Road and copies have been provided for those interested in reviewing them. Engineer O'Brien stated that he looked at the basic reconstruction of the 5600' of roadway and estimated \$2.6 million which includes widening of the pavement to 20' where necessary, excavation on the subgrade, grading the road in the embankment, removing trees, paving and restoration of the site. Engineer O'Brien provided a brief description on the process of the road reconstruction.

Greg Raiman, 119 Foothill Road, asked if the road can be paved with the size and dimensions that it is today. Engineer O'Brien stated that he would not recommend that since the roadway will not hold up. Mr. Raiman also questioned whether the cost of the reconstruction would fall to the responsibility of the 26 residents on Foothill Road. Mayor Allen explained that through a property improvement ordinance the cost would be shared by those residents over the next twenty years. Mrs. Fort stated that she has requested that the Director of Public Works investigate various methods to control the dust along with ways to reduce speeding on the road. Bill Ogle, 150 Foothill Road, echoed the comments of Mr. Raiman. Wayne Borello, 110 Foothill Road, presented the Committee with pictures of the current conditions of the road. Mayor Allen suggested the possibility of making the road a one way to limit traffic. Mrs. Fort cautioned that one way roads can create more problems for residents living on the road. Darren Pinkus, 114 Foothill Road, stated that fundamentally, his biggest objection is the funding of it by the residents of the road. Mrs. Muir stated that she would like to see the road remain the way it is, making a suggestion to chip and tar the road to solve the dust and the mud problems. Mrs. Fort concurred that the chip and tar may be the solution; however, would like to see some additional research. Mr. Borello reminded the Committee that at a previous meeting there was a discussion on the concern of the drainage issues which need to be addressed. Mayor Allen concluded that research will be done on the various options discussed along with the concern of the drainage issues.

#### ***NEW BUSINESS***

1. ***An Ordinance Amending Chapter 106 of the Code of the Township of Readington, Pertaining to Driveways***

Engineer O'Brien stated that this is a revision to the ordinance to provide for better paving and stability in the right of way for a new home being constructed or a driveway modification.

The following ordinance was offered for introduction:

***AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF THE TOWNSHIP OF READINGTON, PERTAINING TO DRIVEWAYS***

***ORDINANCE #13-2013***

***BE IT ORDAINED*** by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Chapter 106 of the Code of the Township of Readington, pertaining to Driveways is hereby amended as follows (Additions or revisions are underlined thus \_\_\_\_\_ and deletions are marked thus [ ]):

**Section 1.** The following revisions / additions are made to **Section 106-8 Construction Materials:**

All driveways constructed subsequent to the effective date of this chapter and all driveways existing prior to the effective date of this chapter which are modified subsequent to the effective date of this chapter shall, for a distance of 25 feet from the center line of the traveled way, be constructed as follows:

- A. Driveways entering, unpaved roads: four inches (compacted thickness) of one-and-one-half-inch quarry-processed (blend) stone thoroughly rolled and compacted at the specified width.
- B. Driveways entering paved roads:
  - 1) Subb[B]ase course: four inches (compacted thickness) of one-and-one-half-inch quarry-processed (blend) stone thoroughly rolled and compacted.
  - 2) Base course: five inches (compacted thickness) of bituminous concrete, hot mix asphalt Type 19M64.

**Ordinance #13-2013 cont'd:**

- 3) Surface course: two [one and one-half] inches (compacted thickness) of bituminous concrete, hot mix asphalt Type 9.5M64 [FABC-1].

C. All materials shall comply with the New Jersey State Specifications for Road and Bridge Construction, 2007 [1961] Edition, and all amendments and revisions thereto.

**Section 2.** This ordinance supersedes any ordinances, sections or portion(s) of Chapter 106 of the Readington Township Code or any other Township ordinance inconsistent herewith.

**Section 3.** This ordinance shall become effective immediately upon publication.

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

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

The Public Hearing was scheduled for June 17, 2013 at 7:45 p.m.

2. **Approval of Conceptual Plan for Culvert R-58 / Pulaski Road**

Engineer O'Brien stated that there was a complaint from a local resident with regard to flooding on Pulaski Road. Engineer O'Brien continued that the County had done a study and is recommending widening the bridge, in addition to providing a 28' wide roadway with 22' of pavement and two 3' grass shoulders. Mr. Gatti cautioned that if approval is granted something will need to be done at Pulaski, School and Kosciusko Roads due to hazardous conditions. Mr. Gatti added that although it may solve the flooding problem; widening the culvert would increase the speeding thus creating problems further down the roadway. Mr. Gatti suggested responding to the County to see if there is another alternative to addressing the flooding problem.

A **MOTION** was made by Mr. Gatti to write a letter to the County to seek alternative solutions to the flooding problem, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

3. **Acceptance of Two (2) Year Maintenance Bond / Release of Retainage** (DPW Oil Interceptor / John Garcia Construction)

A **MOTION** was made by Mrs. Fort to accept the two (2) year Maintenance Bond and release the retainage, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

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

4. **Request to Re-Zone Block 32, Lot 9 into One Zoning District** – letter dated May 23, 2013 from John Cunha

Mayor Allen stated that a letter was from received from John Cunha requesting that the Committee consider re-zoning Block 32, Lot 9 which is a split zone lot into one zoning district. Mayor Allen recommended sending a letter to the Planning Board asking for their recommendation on how to proceed. Mr. Cunha provided a brief history on the property and his appeal to the Board of Adjustment.

A **MOTION** was made by Mr. Gatti to send this matter to the Planning Board for review and recommendation, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

5. ***Request to Waive Late Fee*** – letter dated May 21, 2013 from Carol Crawford-Jones

Mayor Allen stated that this is not done normally because it sets a precedent for the future.

A **MOTION** was made by Mr. Gatti to send a letter of explanation to deny the request, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

6. ***Request to Waive Late Fee*** – letter dated May 28, 2013 from Anita and John Marques

Mayor Allen reiterated that this is not done normally because it sets a precedent for the future.

A **MOTION** was made by Mr. Gatti to send a letter of explanation to deny the request, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

- \* 7. ***Release of Escrow and Driveway Bond (Block 55 / Lot 7.04, 2 Groendyke Road)***

This matter was addressed under the Consent Agenda.

- \* 8. ***Release of Hunting Security Deposit (Cranford Rod & Gun Club)***

This matter was addressed under the Consent Agenda.

- \* 9. ***Resolution to Apply for Funding from County of Hunterdon for the Bergold Property***

This matter was addressed under the Consent Agenda.

- \* 10. ***Resolution to Apply for Funding from County of Hunterdon for the Yard Property***

This matter was addressed under the Consent Agenda.

#### ***ADMINISTRATOR'S REPORT***

Administrator Mekovetz reported that the Township was approved for the \$2.2 million reimbursement grant from FEMA.

#### ***ATTORNEY'S REPORT***

Attorney Dragan reported that she is working on ordinances requested by the Committee that will be presented at the next meeting.

#### ***ENGINEER'S REPORT***

Engineer O'Brien reported that the DOT received the permit for cleaning out the culvert in front of Merck which will hopefully alleviate some of the flooding.

Engineer O'Brien also reported that the installation of a guide rail on Lake Drive in response to the request from the day care center on Lake Drive is not warranted as there are no warranting obstructions within the clear zone. A memo further clarifying his investigation was provided to the Committee.

***COMMITTEE REPORTS***

**Julia Allen**

Mayor Allen stated that a Planning Board meeting will be held next week.

Mayor Allen reported that she has been attending monthly meetings with the County to get the farmland preservation on the three farms that are still outstanding.

Mayor Allen reported that there will be a Sewer Advisory meeting on June 11, 2013.

**Tom Auriemma**

Mr. Auriemma reported that the Memorial Day Parade was well attended.

**Betty Ann Fort**

Mrs. Fort reported that the Bouman Stickney Farmstead was vandalized within the past couple of weeks.

Mrs. Fort recommended Charles Waters and Erin Brennan for appointments to the Historic Preservation Commission.

*A MOTION* was made by Mr. Gatti to appoint Charles Waters for a term to expire 12/31/14 and Erin Brennan for a term to expire 12/31/16 to the Historic Preservation Commission, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

**Frank Gatti**

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

**Beatrice Muir**

Mrs. Muir updated the Committee on the Construction Code report.

***COMMENTS FROM THE PUBLIC***

There were none.

***COMMENTS FROM THE GOVERNING BODY***

As there was no further business, *A MOTION* was made by Mrs. Fort at 9:17 p.m. to adjourn the meeting, seconded by Mr. Gatti with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA  
Municipal Clerk