

**READINGTON TOWNSHIP COMMITTEE  
MEETING – July 15, 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, Mrs. B. Fort, Mr. F. Gatti

**ALSO PRESENT:** Administrator Mekovetz, Attorney S. Dragan

**ABSENT:** Mr. T. Auriemma

**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>
Police Department.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Board of Adjustment.....	Personnel.....	“ “ “
Recreation.....	Personnel.....	“ “ “
Reimbursement Agreement... Transcontinental Pipe Line Co.	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • July 1, 2013	Attorney-Client Privilege.....	“ “ “
Readington Township vs..... Ryland Developers	Litigation.....	“ “ “
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 7:35 p.m.

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

**Executive Session:**

**Personnel / Police Department**

A **MOTION** was made by Mr. Gatti to appoint Carlos Ferreiro to the position of Sergeant as recommended after successfully completing his six (6) month probationary period, seconded by Mrs. Fort and on Roll Call vote the following was recorded:

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

**Personnel / Board of Adjustment**

A **MOTION** was made by Mrs. Fort to accept the resignation of Craig Rossi, 2<sup>nd</sup> Alternate, from the Board of Adjustment, and send him a letter thanking him for his willingness to serve, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

**Personnel / Recreation**

A **MOTION** was made by Mrs. Muir to approve the following summer counselors for the summer recreation program held at Whitehouse School, Holland Brook and Readington Middle School:

<i>NAME</i>	<i>HOURLY RATE</i>
David Marcella	\$9.00
Marika Hyland	\$9.69
Julie Weissman	\$12.00
Samantha Vargona	\$9.00

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

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

**Contract Negotiations / Reimbursement Agreement / Transcontinental Pipe Line Co.**

Mayor Allen stated that this matter remains in Executive Session.

**Attorney-Client Privilege / Executive Session Minutes / July 1, 2013**

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of July 1, 2013 for content only, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

**Litigation / Readington Township v. Ryland Developers LLC**

Mayor Allen stated that this matter remains in Executive Session.

***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.

- \* 1. **APPROVAL OF MINUTES** of meeting of July 1, 2013
- \* 2. ***Cooperative Purchase for 2013-14 Winter Season Snow and Ice Control Materials***
- \* 3. ***Division of Land Use Regulation Application Form*** – Oakland Drive West Pump Station (Block 36, Lot 125)

The following resolution was offered for consideration:

**#R-2013-80**  
**TOWNSHIP OF READINGTON**  
**RESOLUTION**

**WHEREAS**, there is a need for improvements to the Oakland Drive West Pump Station; and

**WHEREAS**, Readington Township has consented to the NJDEP Land Use Regulation Application; and

**WHEREAS**, the Township Committee of the Township of Readington reviewed this application at its regular meeting held July 15, 2013; and

**WHEREAS**, it has been determined and reported by our Township Engineer that this application is in order and may be filed.

**NOW, THEREFORE, BE IT RESOLVED**, that 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 at appropriate locations on the LURP-2 form, and Bog Turtle certification for improvements to the Oakland Drive West Pump Station.
- 2. The Municipal Clerk is directed to forward a certified copy of the resolution and supporting documentation to the Township Engineer for submission to the Department of Environmental Protection.
- \* 4. ***Resolution Authorizing Certification of Availability of Funds for Professional Contracts for 2013***

The following resolution was offered for consideration:

**#R-2013-81**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**CERTIFICATION OF AVAILABILITY OF FUNDS**

I hereby certify that funds are available for the following professional contracts for the year 2013: (All are provided for in the 2013 municipal budget unless otherwise noted)

This Resolution replaces the following Resolutions adopted during the Temporary Budget term:

- #2012-117 Animal Control Solutions
- #2013-13 Suplee, Clooney & Co., Municipal Auditors
- #2013-14 Sharon Dragan, Esq., Township Attorney
- #2013-15 McManimon and Scotland, Bond Counsel
- #2013-16 Martin Allen, Tax Attorney
- #2013-17 Fischer and Phillips, Labor Attorney
- #2013-18 Valerie Kimson, Esq.
- #2013-19 Gebhardt and Kiefer, Special Counsel
- #2013-20 Robert Ballard, Prosecutor
- #2013-21 Scott Mitzner, Public Defender
- #2013-22 Britt Simon, Esq., Alt. Public Defender
- #2013-23 Anthony Rotunno, Esq., Alt. Public Defender
- #2013-24 Hatch Mott McDonald, Township Engineer
- #2013-25 Clarke♦Caton♦Hintz, Professional Planners
- #2013-26 Advanced Engineering Inspections Services
- #2013-27 JWS Computer Services
- #2013-28 Princeton Public Affairs Group
- #2013-35 Wolff & Samson PC, Special Counsel

- \* 5. ***Request of Board of Health Escrow / Block 44, Lot 13.03***  
(John Weinschenk / 77 Dreahook Road)
- \* 6. ***Annual Coin Toss Fundraiser / East Whitehouse Fire Department***  
(July 27<sup>th</sup> / Rain Date: July 28<sup>th</sup>)
- \* 7. ***Catering Affair Permit / Festival of Ballooning / Gold N Dough Boys***  
(July 26<sup>th</sup> through July 28<sup>th</sup>)
- \* 8. ***NJ State Firemen's Association Membership Application*** / Brian J. Nauer
- \* 9. ***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 17, Lot 8 and,

***Tax Lien Redemption Resolution cont'd:***

**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 \$205,464.55, plus a premium paid in the amount of \$25,000.00, known as Tax Sale Certificate #581, to the lienholder, WRCC, LLC.

- \* 10. ***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	3-01	\$ 536,850.54
SEWER APPROPRIATIONS	3-02	\$ 120.00
TRUST FUNDS	X-03	\$ 28,033.06
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 1,394,118.98
PAYROLL DEDUCTIONS	X-06	<u>\$ 182,135.83</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 2,141,258.41</b>

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

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

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

There were none.

**PUBLIC HEARINGS**

As it was after 7:45 p.m., A **MOTION** was made by Mr. Gatti to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

***An Ordinance Supplementing and Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Various Checklists to be Submitted with Applications for Development***

**◆ Ordinance #14-2013**

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

There were none.

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

There were none.

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

Clerk read by Title:

***An Ordinance Supplementing and Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Various Checklists to be Submitted with Applications for Development***

**◆ Ordinance #14-2013**

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

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

**CORRESPONDENCE / OTHER INFORMATION**

1. Resolution dated June 6, 2013 from Township of Kingwood ***Opposing Jersey Central Power and Light Company's Petition for a Rate Increase***. No action taken.
2. Resolution dated June 26, 2013 from Township of West Amwell ***Opposing Jersey Central Power and Light Company's Petition for a Rate Increase***. No action taken.

**NEW BUSINESS**

- \* 1. ***Cooperative Purchase for 2013-14 Winter Season Snow and Ice Control Materials***  
  
This matter was addressed under the Consent Agenda.
- \* 2. ***Division of Land Use Regulation Application Form – Oakland Drive West Pump Station (Block 36, Lot 125)***  
  
This matter was addressed under the Consent Agenda.
- \* 3. ***Resolution Authorizing Certification of Availability of Funds for Professional Contracts for 2013***  
  
This matter was addressed under the Consent Agenda.
- \* 4. ***Request of Board of Health Escrow / Block 44, Lot 13.03 (John Weinschenk / 77 Dreahook Road)***  
  
This matter was addressed under the Consent Agenda.
- \* 5. ***Annual Coin Toss Fundraiser / East Whitehouse Fire Department (July 27<sup>th</sup> / Rain Date: July 28<sup>th</sup>)***  
  
This matter was addressed under the Consent Agenda.
- \* 6. ***Catering Affair Permit / Festival of Ballooning / Gold N Dough Boys (July 26<sup>th</sup> through July 28<sup>th</sup>)***  
  
This matter was addressed under the Consent Agenda.

\* 7. *NJ State Firemen's Association Membership Application* / Brian J. Nauer

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR'S REPORT**

Administrator Mekovetz reported that at the last meeting the Committee approved the Treatment Works Approval application for Block 36, Lot 49, contingent upon review and approval of the Township Engineer; however, the resolution could not be adopted with the contingency, therefore requested that the Committee now consider adopting the approving resolution.

The following resolution was offered for consideration:

**#R-2013-83**

**TOWNSHIP OF READINGTON**

**RESOLUTION**

**WHEREAS**, the senior citizen development known as Renaissance at Readington (Block 36, Lot 49) received Treatment Works Approval (TWA) 05-0505 for 210 age-restricted units. Due to an oversight in the original estimated sewer flow, the applicant, Fallone Properties, is applying for a modification of TWA 05-0505 to add 1,786 gallons per day for the clubhouse facilities (pool and office);

**WHEREAS**, Readington Township has consented to an application for a TWA Modification for the Renaissance at Readington project, and

**WHEREAS**, the Township Committee of the Township of Readington reviewed this application at its regular meeting held July 1, 2013; and

**WHEREAS**, it has been determined and reported by our Township Engineer that this application is in order and may be filed.

**NOW, THEREFORE, BE IT RESOLVED**, that 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 at appropriate locations on the WQM-003 Statement of Consent Form for Renaissance at Readington.

**A MOTION** was made by Mrs. Fort to adopt this resolution, seconded by Mrs. Muir and on Roll Call vote the following was recorded.

**ATTORNEY'S REPORT**

Attorney Dragan reported that at the last meeting the Committee introduced an amended vehicle and traffic ordinance and noted that there were some numbering problems. Attorney Dragan requested that ordinance be rescinded at the Public Hearing scheduled for August 5th and will re-introduce the entire amended ordinance at that time.

**COMMITTEE REPORTS**

**Julia Allen**

Mayor Allen reported that the Open Space walk is scheduled this Sunday on the East Whitehouse Greenway.

Mayor Allen reported that the monthly Farmland Preservation meeting will take place this Wednesday.

**Betty Ann Fort**

Mrs. Fort reported there is a lecture on *Historic Breweries of Bucks County* scheduled this Friday evening at the Bouman Stickney.

Mrs. Fort reported that the missing window at the Bouman Stickney has not been found; therefore, the Museum Committee had reached out to Michael Hanrahan, Historic Architect at Clarke Caton Hintz, for recommendations on how to proceed with replacing the window.

Mrs. Fort reported that the Mobil sign at the gas station in town has been lowered to comply with the sign ordinance.

Mrs. Fort updated the Committee on the status of road department. Mrs. Fort stated that she received the cost estimate to chip seal Foothill Road from the Director of Public Works and read Mr. Jesseman's recommendation.

**Frank Gatti**

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

**Beatrice Muir**

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

***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 Ms. Fort at 8:00 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