

**READINGTON TOWNSHIP COMMITTEE  
MEETING – December 2, 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>  |
|---|---|--|
| Board of Education / .....<br>Shared Services Agreement   | Contract Negotiations.....              | Certain information at the discretion of Township Committee tonight...other information will remain confidential |
| Block 39, Lot 49, Block 40, Lot 2.....<br>Peters  | Contract Negotiations.....              | “ “ “  |
| Executive Session Minutes.....<br>• November 18, 2013   | Attorney-Client Privilege.....          | “ “ “  |
| Ryland Developers, Inc.....   | Litigation.....                         | “ “ “  |
| Block 48, Lot 23; Block 55, Lot 33;<br>Block 56, Lots 1, 3, 6 & 8; Block 39,<br>Lot 24 & Block 67, Lot 2<br>(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 Mr. Auriemma to adopt this resolution, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:55 p.m.

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

***Executive Session:***

***Contract Negotiations / Board of Education / Shared Services Agreement***

A **MOTION** was made by Mrs. Fort to approve the Shared Services Agreement in the amount of \$6,880 with the term of agreement commencing from September 3, 2013 to December 31, 2013, seconded by Mr. Gatti and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Block 39, Lot 49, Block 40, Lot 2 / Peters***

Mayor Allen stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / November 18, 2013***

A **MOTION** was made by Mr. Auriemma to approve the Executive Session Minutes of November 18, 2013 for content only, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

***Litigation / Ryland Developers, Inc. / Whitehouse-Mechanicsville Historic Distric***

A **MOTION** was made by Mr. Auriemma to approve the proposal to hire Dennis Bertland Associates at a rate of \$100 per hour, not to exceed \$2,000, seconded by Mrs. Muir and on Roll Call vote the following was recorded:

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

***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 November 18, 2013

- \* 2. ***Final Payment / Acceptance of Maintenance Bond*** (Top Line Construction for Summer Road Section 1)
- \* 3. ***Final Payment / Acceptance of Maintenance Bond*** (John Garcia Construction for DPW Floor Drains)
- \* 4. ***Environmental Permits / Sanitary Sewer Manhole Bank Stabilization*** (Block 4, Lot 43)

The following resolution was offered for consideration:

***#R-2013-103***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, there is a need to stabilize the stream bank in front of 476 Route 22 to protect an existing sanitary sewer manhole; 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 December 2, 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, Natural Heritage Data Request form and Bog Turtle certification for the bank stabilization to an unnamed tributary to the South Branch of the Rockaway Creek near an existing sewer line.
  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.
- \* 5. ***Hunterdon County Municipal Alliance Grant Extension for 2013***

The following resolution was offered for consideration:

***#R-2013-104***

***Fiscal Grant Extension January 1, 2014 to June 30, 2014***

***WHEREAS***, the Governor's Council on Alcoholism and Drug Abuse established the Municipal Alliances for the Prevention of Alcoholism and Drug Abuse in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent alcoholism and drug abuse in communities throughout New Jersey.

***WHEREAS***, the Township of Readington, County of Hunterdon, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and therefore has an established Municipal Alliance Committee; and,

***Resolution #2013-104 cont'd:***

**WHEREAS**, the Township of Readington, further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

**WHEREAS**, the Township of Readington was approved for a Municipal Alliance grant for the January 1, 2013 through December 31, 2013 grant term; and

**WHEREAS**, the Governor's Council on Alcoholism and Drug Abuse has extended the 2013 grant term until June 30, 2014, in order to transition the grant to a fiscal year rather than calendar year cycle; and

**WHEREAS**, funding has been made available to the Central Hunterdon Municipal Alliance in the amount of 50% of its approved 2013 grant total for the six-month extension period of January 1, 2014 to June 30, 2014, contingent upon meeting the 25% Cash Match and 75% In-Kind Match grant requirement for the extension funding.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Readington, County of Hunterdon, State of New Jersey hereby recognizes the following:

1. The Township of Readington Council does hereby support the submission of an application for the Central Hunterdon Municipal Alliance grant for calendar year 2013 in the amount of \$15,700.
2. The Township of Readington Council acknowledges the terms and conditions for the Municipal Alliance grant.
- \* 6. ***Resolution in Recognition of Michael Sidler Attaining Rank of Eagle Scout***

The following resolution was offered for consideration:

***#R-2013-105***

***TOWNSHIP OF READINGTON  
RESOLUTION***

**WHEREAS**, Michael Sidler a valued member of his Boy Scout Troop, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

**WHEREAS**, Eagle Scout Candidate Michael Sidler's Eagle Project was to create new trail maps and update existing trail maps using GPS technology; and

**WHEREAS**, the newly created maps include topographical overlays indicating elevation changes, wetlands and stream crossings, township acquired open space land and privately owned property lines along with clearly labeled trailhead parking and information kiosks ; and

**WHEREAS**, trail maps were provided for the Township's website and incorporated into the trailhead brochures and unique QR codes were created to place at trailhead kiosks to allow the option of downloading trail maps directly to a smartphone with a personal tracking option available for Google maps; and

**WHEREAS**, Readington Township is thankful for the enhancement of this important outdoor recreational opportunity for its residents; and

**WHEREAS**, the Eagle Scout is the highest rank of recognition offered in Scouting; and

**WHEREAS**, on January 18, 2014 Michael Sidler will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

**Resolution #2013-105 cont'd:**

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends Eagle Scout Michael Sidler for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

- \* 7. **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            | \$ 403,116.01          |
| SEWER APPROPRIATIONS              | 3-02            | \$ 143,238.88          |
| TRUST FUNDS                       | X-03            | \$ 94,394.02           |
| MISC REFUND, COUNTY TAX,<br>LIENS | X-05            | \$ 72,058.05           |
| PAYROLL DEDUCTIONS                | X-06            | \$ 198,816.90          |
| REG & LOCAL SCHOOL TAX            | X-07            | <u>\$ 2,429,739.00</u> |
| <b>TOTAL OF ALL FUNDS</b>         |                 | <b>\$ 3,341,362.86</b> |

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

- Mr. Auriemma - Aye
- 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.

**CORRESPONDENCE / OTHER INFORMATION**

1. Resolution from Borough of Frenchtown regarding **Requesting the County of Hunterdon Undertake Animal Control Officer Responsibilities**. No action taken.
2. Memorandum dated November 14, 2013 from Roberta Brassard, Municipal Clerk, 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, Section 701 of the Tewksbury Township Development Regulations Ordinance and to Supplement and Revise Ordinance No. 03-2013 which, among other things, Revised Certain Bulk Requirements in the VR Village Residential District; Established New Zone District Known as the R-1 Village Residential-1 District; and Amended Article IX, Section 900 and An Ordinance of the Township of Tewksbury, County of Hunterdon, State of New Jersey, to Amend, Revise and Supplement Article VII, Section 706 of the Tewksbury Township Development Regulations Ordinance (2000) Pertaining to “Exceptions” and Section 710.2 of the Tewksbury Township Development Regulations Ordinance (2000) Pertaining to “PM Piedmont District.”** No action taken.
3. Resolution from City of Lambertville regarding **Requesting the County of Hunterdon Undertake Animal Control Officer Responsibilities**. No action taken.
4. Public Notice dated November 19, 2013 from Walter N. Wilson, Esq., Attorney for Applicant that **Clinton Agricultural Associates, LLC has applied to Clinton Township Planning Board for Preliminary and Final Site Plan Approval Relating to Block 7, Lot 3 on the Clinton Township Tax Map**. No action taken.

5. Resolution from Township of Franklin regarding *Requesting the County of Hunterdon Undertake Animal Control Officer Responsibilities*. No action taken.

**NEW BUSINESS**

1. ***Three Bridges Emergency Vehicle Repair***

Gerald Neumann, Chief of Three Bridges Volunteer Fire Company, was present to address the Committee regarding the replacement of a much needed Command vehicle. Chief Neumann gave a brief slide presentation on the history of the vehicle and options to fund the purchase of a new replacement vehicle. Administrator Mekovetz explained the Local Public Contracts law with regard to purchasing and bid specifications which would need to be adhered to if the Township were to contribute towards the vehicle. The Committee concurred that the vehicle was in need of replacement and would support funding towards the purchase.

**A MOTION** was made by Mrs. Fort to commit to the funding of \$40,000 towards the purchase of a replacement vehicle, 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 |

2. ***Request for Release of Performance Bond / Developers Escrow*** (Ferreira Construction, Block 39, Lot 53.14)

Engineer O'Brien stated that this bond was for paving that was done at the site which has now been completed, therefore the bond may be released; however, recommends that the escrow money should be held until the final billing is submitted.

The following resolution was offered for consideration:

**#R-2013-106**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Ferreira Construction Company, Inc. did on October 23, 2013 file a written request with the Township of Readington for a release of Cash Performance Guarantee Check #52634 in the amount of \$17,250 (for public improvements) for work completed on Block 39, Lot 53.14; and

**WHEREAS**, the Township Engineer has confirmed that a certain amount of work has been done by Ferreira Construction Company on said property; and

**WHEREAS**, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work;

**WHEREAS**, the Township Engineer had approved the release of the maintenance bond in the amount of \$5,250 for landscaping at the October 1, 2012 meeting and has recommended the release of the Cash Performance Guarantee Check #52634 in the amount of (\$17,250) as indicated in based upon the Municipal Land Use Law requirement:

**Resolution #R-2013-106 cont'd:**

| <b>BOND OR CHECK</b>    | <b>ORIGINAL BONDED AMOUNT</b> | <b>CURRENT REMAINING PERFORMANCE GUARANTEE</b> | <b>RECOMMEND. REDUCTION FOR WORK COMPLETED</b> | <b>REMAINING PERFORM. GUARANTEE</b> |
|-------------------------|-------------------------------|--|--|-------------------------------------|
| Check #52634            | \$22,500                      | \$17,250                                       | 100%   | 0                                   |
| Public Improvements     | \$17,250                      | \$17,250                                       | 100%   | 0                                   |
| Landscaping Maintenance | \$5,250                       |  | 100%<br>(\$5,250)                              | 0                                   |
| <b>Total</b>            | <b>\$22,500</b>               | <b>\$17,250</b>                                |  | <b>0</b>                            |

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release the balance of the Cash Performance Guarantee Check # 52634 for public improvements, as recommended by the Township Engineer; and

**BE IT FURTHER RESOLVED**, that authorization is given to the Township Clerk to forward copies of this Resolution approving these released amounts to the applicant.

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

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

3. **Request for Reduction of Performance Bond** (Renaissance at Readington, Phase I, Block 36, Lot 49)

Engineer O'Brien stated that this is for the completion of Phase I, sanitary work which includes storm drainage and stabilized base, and recommends the reduction of the performance bond amount.

The following resolution was offered for consideration:

**#R-2013-107**

**TOWNSHIP OF READINGTON  
 RESOLUTION**

**WHEREAS**, Toll Brothers, Inc. did on September 27, 2013 file a written request with the Township of Readington for a reduction in Cash Performance Guarantee Check #9353 in the amount of \$168,232.08 and Performance Bond #105854692 in the amount of \$1,514,088.72 for work completed on Renaissance at Readington, Phase I, Block 36, Lot 49; and

**WHEREAS**, the Township Engineer has confirmed that a certain amount of work has been done by Toll Brothers, Inc. on said property; and

**WHEREAS**, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

**Resolution #2013-107 cont'd:**

**WHEREAS**, the Township Engineer has supplied a reduced bond amount for Cash Performance Guarantee Check #3501 and Performance Bond #105854692, as indicated in his letter of November 26, 2013 based upon the Municipal Land Use Law.

| <b>BOND OR CHECK</b>                                  | <b>REMAINING BONDED AMOUNT @ 120%</b> | <b>RECOMMENDED REDUCTION FOR WORK COMPLETED</b> | <b>REMAINING PERFORMANCE GUARANTY @ 120%</b> |
|---|---------------------------------------|---|--|
| Travelers Casualty & Surety Co. of America #105854692 | \$1,514,088.72                        | \$ 638,620.20                                   | \$ 875,468.52                                |
| Check #3501   | \$ 168,232.08                         | \$ 70,957.80                                    | \$ 97,274.28                                 |
| <b>Total</b>  | <b>\$1,682,320.80</b>                 | <b>\$ 709,578.00</b>                            | <b>\$ 972,742.80</b>                         |

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to reduce Cash Performance Guarantee Check #3501 and Performance Bond #105854692, as recommended by the Township Engineer; and

**BE IT FURTHER RESOLVED**, that authorization is given to the Township Clerk to forward copies of this Resolution approving these reduced amounts to the applicant.

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

- Mr. Auriemma - Aye
- Mrs. Fort - Aye
- Mr. Gatti - Aye
- Mrs. Muir (left the room)
- Mayor Allen - Aye

- \* 4. **Final Payment / Acceptance of Maintenance Bond** (Top Line Construction for Summer Road Section 1)

This matter was addressed under the Consent Agenda.

- \* 5. **Final Payment / Acceptance of Maintenance Bond** (John Garcia Construction for DPW Floor Drains)

This matter was addressed under the Consent Agenda.

- \* 6. **Environmental Permits / Sanitary Sewer Manhole Bank Stabilization** (Block 4, Lot 43)

This matter was addressed under the Consent Agenda.

- \* 7. **Hunterdon County Municipal Alliance Grant Extension for 2013**

This matter was addressed under the Consent Agenda.

\* 8. ***Resolution in Recognition of Michael Sidler Attaining Rank of Eagle Scout***

This matter was addressed under the Consent Agenda.

*Mayor Allen requested to amend the agenda to add the following item to **New Business**:*

9. ***Letter to Residents of Readington Township regarding Solberg Airport***

Mayor Allen stated that there has been a suggestion to send a letter to residents regarding the matter of Solberg Airport and asking the residents for their input on this issue.

**A MOTION** was made by Mr. Gatti to approve sending the letter to the residents, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

***ADMINISTRATOR'S REPORT***

Administrator Mekovetz reminded the Committee that the budget meeting has been scheduled for December 11, 2013.

***ATTORNEY'S REPORT***

Attorney Dragan stated that she had nothing further to report.

***ENGINEER'S REPORT***

Engineer O'Brien reported that Summer Road – Section I has been completed, the Township was reimbursed \$90,000 from the State and the project came in \$20,000 under budget. Engineer O'Brien thanked the Scott Jesseman, Scott Hulcher and the entire Department of Public Works Road Department for their assistance on the project.

***COMMITTEE REPORTS***

**Julia Allen**

Mayor Allen reported that in 2013 there were only nine (9) Planning Board meetings.

Mayor Allen reported that the Open Space Walk on Cushetunk Mountain has been scheduled for December 15<sup>th</sup>.

Mayor Allen reported that the Annual Tree Lighting is scheduled for Friday, December 13<sup>th</sup>.

**Thomas Auriemma**

Mr. Auriemma pointed out the increase of activity on the monthly Construction Code report.

Mr. Auriemma reported that additional information on the Premier Courts has been provided for the Committee to review for discussion at a future meeting.

**Betty Ann Fort**

Mrs. Fort reported that an open house for St. Nicholas Day was held at the Bouman Stickney on Sunday.

**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 Mrs. Muir at 9:00 p.m. to adjourn the meeting, seconded by Mr. Auriemma with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA  
Municipal Clerk