

**READINGTON TOWNSHIP COMMITTEE
MEETING – June 16, 2014**

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

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>
Municipal Court.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Historic Preservation.....	Personnel.....	“ “ “
Recreation.....	Personnel.....	“ “ “
Award of Pickell Park Tennis Court Improvements	Contract Negotiations.....	“ “ “
Transcontinental Pipeline Co.	Contract Negotiations.....	“ “ “
Professional Services..... GRA Incorporated	Contract Negotiations.....	“ “ “
Verizon Wireless..... Mono-pole Installation	Contract Negotiations.....	“ “ “
Homeowners Association / Toll Bros... Block 36, Lot 49	Contract Negotiations.....	“ “ “
Fallone..... Block 32, Lot 12 & Block 34, Lots 10 & 11	Contract Negotiations.....	“ “ “

Hunting Lease Properties.....	Contract Negotiations.....	“	“	“
Executive Session Minutes.....	Attorney-Client Privilege.....	“	“	“
• June 2, 2014				
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 7:55 p.m.

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

Executive Session:

Personnel / Municipal Court

Mayor Allen stated that this matter remains in Executive Session.

Personnel / Historic Preservation

A MOTION was made by Mrs. Fort to appoint Alan Harwick as a full member to the Historic Preservation Commission for a term to expire 12/31/16, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

A MOTION was made by Mrs. Fort to appoint John Woodward as an alternate member to the Historic Preservation Commission for a term to expire 12/31/14, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

Personnel / Recreation

A MOTION was made by Mr. Auriemma to appoint Mathew Miller to the Recreation Committee for a term to expire 12/31/14, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

A MOTION was made by Mrs. Fort to hire Rebecca Hawkins and Henry Hawkins as summer camp counselors at a rate of \$8/hour 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

Contract Negotiations / Award of Pickell Park Tennis Courts Improvements

A **MOTION** was made by Mr. Auriemma to award the bid to American Tennis Courts Incorporated in the amount of \$127,015.00, 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

Contract Negotiations / Transcontinental Pipeline Co.

Mayor Allen stated that this matter remains in Executive Session.

Contract Negotiations / Professional Services/ GRA Incorporated

The following resolution was offered for consideration:

#R-2014-63

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there exists a need in the Township of Readington for Professional Services; and

WHEREAS, the Local Public Contract Law (*N.J.S.A. 40A:11-1 et seq.*) requires that the Resolution hiring a professional for professional services without competitive bids must be publicly advertised.

WHEREAS, the Chief Financial Officer's Certification of the availability of funds is on file - (*N.J.A.C. 5:30-5.4*).

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington as follows:

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:
 - GRA, Incorporated to represent the Township as Economic Counsel to the Transportation Industry at a cost not too exceed \$60,000.00
2. Said contract shall expire on October 23, 2014.
3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
4. This Resolution shall take effect immediately.

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 - Aye
Mayor Allen - Aye

Contract Negotiations / Verizon Wireless / Mono-pole Installation

Mayor Allen stated that this matter remains in Executive Session.

Contract Negotiations / Homeowners Association / Toll Bros. (Block 36, Lot 49)

Mayor Allen stated that this matter remains in Executive Session.

Contract Negotiations / Fallone / Block 32, Lot 12 & Block 34, Lots 10 & 11

Mayor Allen stated that this matter remains in Executive Session.

Contract Negotiations / Hunting Lease Properties

Mayor Allen stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / June 2, 2014

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of June 2, 2014 for content only, seconded by Mrs. Muir 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 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 June 2, 2014

- * 2. **Resolution Authorizing Alcoholic Beverage License Renewals for 2014-15**

The following resolution was offered for consideration:

#R-2014-64

TOWNSHIP OF READINGTON

RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE LICENSE RENEWALS

BE IT RESOLVED, by the Township Committee of the Township of Readington that the following Readington Township Alcoholic Beverage License Renewals for 2014-2015 be approved:

PLENARY RETAIL DISTRIBUTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-44-008-005	Bishop & Bishop Bar & Liquors	\$2,214.60	\$200.00
1022-44-015-004	Readington Wine & Spirits LLC	\$2,214.60	\$200.00

Resolution #R-2014-64 cont'd:

PLENARY RETAIL CONSUMPTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-33-001-004	Stanton Ridge Hospitality Corporation	\$2,214.60	\$200.00
1022-33-005-008	Readington Diner, Inc.	\$2,214.60	\$200.00
1022-33-002-010	Melinda McPhail	\$2,214.60	\$200.00
1022-33-003-007	215 White Liquors LLC	\$2,214.60	\$200.00
1022-33-006-008	Ryland Manor LLC	\$2,214.60	\$200.00

CLUB:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-31-012-001	Polish American Citizens Club	\$ 150.00	\$200.00
1022-31-010-001	Whitehouse American Legion Post 284	\$ 150.00	\$200.00
1022-31-014-001	Three Bridges Volunteer Fire Co 1 Inc.	\$ 150.00	\$200.00

* 3. ***Resolution Authorizing Disposal of Surplus Property***

The following resolution was offered for consideration:

#R-2014-65

TOWNSHIP OF READINGTON

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 #83453/T-2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals is 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-2014-65 cont'd:

Year of Equip	Make	Model	Serial # or VIN	Item description
1999	Ford	Crown Victoria	2FAFP71W6XX164078	Police Car
2003	Ford	Crown Victoria	2FAFP71W83X118603	Police Car
2005	Ford	Crown Victoria	2FAFP71W55X179295	Police Car
2001	Ford	Crown Victoria	2FAFP71W81X152375	Police Car
1993	Modular Structures	24'x36'	1296	Modular Home
2003	Ammco	Model 4000	20060	Brake Lathe
1990	International	4900 Series	1HTSDZ2R8LH229824	Dump Truck
1990	International	4900 Series	1HTSDZ2R4LH693452	Dump Truck
2001	Western	UHW10	62302HW	Snow Plow

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.
- * 4. **Release of Security Deposits for Hunting Lease Properties**
 ♦ Pinebank Road Hunting Club / Block 66, Lots 2 & 3 and Block 66, Lot 13
- * 5. **Release of Board of Health Escrow** (Fagan / Block 74, Lot 26.15)
- * 6. **Tax Lien Redemption** (Block 21.01, Lot 26)

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 21.01, Lot 26 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 \$ 869.41, plus a premium paid in the amount of \$ 600.00, known as Tax Sale Certificate #2013-003, to the lienholder, FWDSL & Associates, LP.

* 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	\$ 17,523.13
CURRENT FUND	4-01	\$ 675,522.45
SEWER APPROPRIATIONS	4-02	\$ 2,690.00
TRUST FUNDS	X-03	\$ 16,562.20
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 72,766.70
PAYROLL DEDUCTIONS	X-06	\$ 149,659.34
DUE TO STATE OF NJ	X-09	\$ 6,720.67
	X-12	\$ 23,496.00
	X-14	\$ 5,183.40
TOTAL OF ALL FUNDS		\$ 970,123.89

A **MOTION** was made by Mrs. Muir to approve the Consent Agenda, 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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Sam Tropello, Pinebank Road, commented that local residents should be given priority on the hunting leases properties.

CORRESPONDENCE / OTHER INFORMATION

1. Resolution from Bruce Polkowitz, Mayor of Franklin Township, regarding **Support of Displaying a Proclamation/Resolution Book in Washington, D.C. on behalf and in support of the children/young adults in the State of New Jersey affiliated with Fibrodysplasia Ossificans Progressiva.** No action taken.
2. Letter dated June 4, 2014 from Denise Doolan, Clerk of the Board of Chosen Freeholders, County of Hunterdon regarding **Resolution to rescind a resolution with respect to the fixed weight limit on County Bridge RQ-179.** No action taken.
3. Letter dated May 29, 2014 from John Peel, PP, PK Environmental regarding **NJDEP Letter of Interpretation Line Verification, Block 2.01, Lots 9.01 & 11.** (Entire Available on File in Clerk’s Office) No action taken.

NEW BUSINESS

1. **An Ordinance Amending Chapter 96, Entitled “Construction Codes, Uniform” of the Code of the Township of Readington, County of Hunterdon, State of New Jersey**

Mayor Allen stated that this proposed amendment to the construction code ordinance incorporates a waiver for construction code fees for construction to promote accessibility by handicapped persons. Attorney Dragan explained that this enacts such ordinances by state statute which authorizes this type of exemption. Administrator Mekovetz added that the amendment also adjusts the fee schedule for the Construction Code office.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 96, ENTITLED “CONSTRUCTION CODES, UNIFORM” OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY

ORDINANCE #13-2014

BE IT ORDAINED, by the Mayor and Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Chapter 96 of the Code of the Township of Readington entitled “Construction Code, Uniform” is hereby amended with respect to Subsection 96-4 “Fees of the Municipal Code” and Subsection 96-5 “Fee waivers: volunteer reward program” as follows (fee changes are highlighted in bold, deletions are shown ~~thus~~ and new language is underlined thus):

SECTION 1. Chapter 96, “Construction Code, Uniform”

Sec 96-4. Fees.

SCHEDULE “A”

**Readington Township
 Uniform Construction Codes**

Construction Codes Fee Schedule

Building Subcode Fees;

New Construction and additions.....

Use Groups R-3, R-5	\$.045 per cubic foot
Minimum fee for additions	\$200.00
Pre-fab sheds 0-100 sq.ft.	No fee
101-200 sq.ft.	\$50.00
Over 200 sq.ft.	\$75.00
All other use groups	
Up to and including the first 100,000 cu.ft.	\$.045
Over 100,000 cu.ft.	\$.03
Minimum fee	\$400.00
Bonafide Farm per N.J.A.C. 5:23-3.2(d)	\$.01 per cu.ft.

Renovations, Alterations and Repairs

Groups R-3, R-5 – Actual cost of work per \$1,000.00 or portion thereof;	
First \$20,000@ \$30.00/ Next \$20,000@ \$25.00/ Over \$40,000 @ \$20.00	
Minimum fee	\$75.00
All Other Use Groups - Actual cost of work per \$1000.00 or portion thereof;	
First \$20,000 @ \$35.00 / Next \$20,000 @ \$30.00/ Over \$40,000 @ \$25.00	
Minimum fee	\$ 200.00
Maximum fee for Roofing	\$5,000.00

Swimming Pools

In-ground	\$200.00
Above-ground	\$ 75.00
Spa/Hot Tub	\$ 50.00

Ordinance #13-2014 cont'd:

Decks

\$30.00 per thousand of estimated cost of work ... minimum fee \$ 100.00

Roofing – Siding – Fences greater than 6 feet and Replacement Pool Barriers for Groups R-3, R-5

Flat fee \$75.00

Deer Fencing No fee ~~\$75.00~~

Demolition

One- and two-family structures \$100.00

Structures accessory to above and/or on bonafide farms \$ 65.00

All other Use Groups \$175.00

Non-regulated fuel tanks \$ 50.00

Signs

\$3.00 per sq.ft. minimum fee \$ 75.00

Temporary Structures including but not limited to tents and site trailers

\$ 200.00 each

Building Moved or Relocated

Flat fee \$300.00 .. covers moving, foundation and necessary work for completion

Site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction and external utility connections

\$30.00 per thousand of estimated cost of work

Retaining Walls

Class 3 Residential structures with a surface area greater than 550 square feet .. \$200.00

Class 3 Residential structures with a surface area equal to or less than 550 square feet .. \$ 125.00

For all other Use Groups the fee shall be \$25.00 times the estimated cost of construction

Photovoltaic Systems

Groups R-3, R-5 .. \$150.00 flat fee

All other Groups 1 – 100 kilowatts \$ 400.00

Greater than 100 kilowatts \$ 800.00

Plumbing Subcode Fees

- a. The fee shall be computed per fixture, piece of equipment or appliance connected to the plumbing system, and for each appliance connected to the gas piping or oil piping system except as indicated in b.thru d. below;

Groups R-3, R-5 \$ 15.00

All other Groups \$ 20.00

- b. The fee shall be per device for the following special devices: grease traps, oil separators, refrigeration units, utility service connections, backflow preventers with test ports, steam boilers, hot water boilers (excluding those for domestic water heating), active solar systems, sewer pumps and interceptors.

Groups R-3, R-5 \$ 85.00

All other Groups \$ 120.00

- c. The fee for all gas and oil piping, including provisions for the installation of up to four appliances shall be:

Groups R-3, R-5 \$ 65.00

All other Groups \$ 95.00

Ordinance #13-2014 cont'd:

- The fifth and each additional appliance shall be an additional \$ 20.00 each.
- d. The fee shall be \$60.00 for single-boiler hydronic piping for a single family residence. For all other structures, the fee shall be \$90.00 per floor of each structure or tenant.
 - e. The minimum plumbing subcode fee shall be \$55.00 for R-3 and R-5 structures and \$75.00 for all other Use Groups.

Electrical Subcode Fees

1. 1- 50 receptacles, fixtures or devices rated 20 amperes or less and motors and equipment rated less than one horsepower (hp) or one kilowatt (kw). This shall include lighting fixtures, wall switches, convenience receptacles, sensors, dimmers, alarm devices, smoke and heat detectors, communications outlets, light standards eight feet or less in height, emergency lights, electric signs, ~~and underwater lighting fixtures~~ exit lights and similar electric devices, floor heat to 5kw
\$75.00
 Each Additional 20 Units\$25.00
 2. For each motor or electrical device rated from one hp or one kw to 5 hp or 5 kw: for each transformer or generator rated from one kw or one kva to 10 kw or 10 kva: for each replacement of wiring involving one branch circuit: each storable pool or hydro massage bath tub, for each household electric cooking equipment rated up to 16 kw, each security or burglar alarm control unit, each receptacle rated from 21 amperes to 50 amperes, each light standard greater than eight feet in height, each communications closet and each panel board up to 99 amperes ea \$50.00
 3. For each motor or electrical device rated from greater than 5 hp or 5 kw to 35 hp or 35 kw, each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated 225 amperes or less, each transformer or generator rated from greater than 10 kw or 10 kva to 45 kw or 45 kva, each electric sign rated from greater than 20 amperes to 225 amperes including associated disconnecting means, each receptacle rated greater than 50 amperes ea. \$100.00
 4. For each motor or electrical device rated from greater than 35 hp or 35 kw to 100 hp or 100 kw, each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated greater than 225 amperes to 600 amperes and for each transformer or generator rated from greater than 45 kw or 45 kva to 112.5 kw or 112.5 kva ea. \$200.00
 5. For each motor or electrical device rated greater than 100 hp or 100 kw to 200 hp or 200 kw, each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated greater than 600 amperes to 1000 amperes and for each transformer or generator rated greater than 112.5 kw or 112.5 kva ea. \$500.00
 6. For each motor or electrical device rated greater than 200 hp or 200 kw, each service equipment, panel board, switch board, switch gear, motor-control-center or disconnecting means rated greater than 1000 amperes ea. \$750.00
 7. Fee for each permanently installed private swimming pool , spa, hot tub or fountain including any required bonding, and associated equipment such as filter pumps, motors, disconnecting means, switches, required receptacles and underwater lighting fixtures, except panelboards
 ea. \$100
 8. Fee for public swimming pool shall be charged on the number of electrical fixtures and rating of electrical devices involved in accordance with 1 through 5 above.....
 Minimum Fee..... \$300.00
 9. Fee for the installation of single and multiple station smoke or heat detectors and fire, burglar or security systems in any one- or two-family dwellingea unit \$50.00
- For fire, burglar and security alarm systems and detectors in buildings other than one- and two-family dwellings the fee shall be charged in accordance with 1 and 2 above
Minimum Fee \$75.00

Ordinance #13-2014 cont'd:

- 10. For installations of multimeter stacks, the fee shall be based on the ampere rating of the main bus. Individual loadside panel boards shall be charged in accordance with 2 through 6 above.
- 11. For electrical work requiring replacement of service entrance conductors or feeder conductors only, the fee shall be charged in accordance with 2 through 6 above based on the rating of the overcurrent device of the service or feeder.
- 12. The fee for process equipment shall be based on the ampere rating of the overcurrent device protecting the conductor feeding the process equipment or the cutoff device.
- 13. For the purpose of computing these fees, all electrical and communication devices, utilization equipment and motors which are part of the premises wiring, except those which are portable plug-in type, shall be counted.
- 14. Demolition of electrical system , meter socket replacement and service re-connection\$75.00
- 15. Each Utility Load Management system\$46.00
- 16. Photovoltaic Solar System: The fee shall be based on the designated kilowatt rating of the photovoltaic system as follows:
 - 1. One to 50 kilowatts the fee shall be \$150.00
 - 2. Fifty-one to 100 kilowatts, the fee shall be \$250.00
 - 3. One hundred-one to 999 kilowatts, the fee shall be \$ 650.00
 - 4. 1,000 kilowatts and greater, the fee shall be \$1,100.00

Fire Subcode Fees

Fire Suppression:

(a)Automatic Sprinklers			
1 to 20 heads	\$100.00	\$85	
21 to 100 heads	\$200.00	\$150	
101 to 1000 heads	\$ 2.00	per head	
Over 1000 heads	\$ 1.50	per head	
(b)Sprinkler valves	\$150.00	ea	
(c)Standpipe Riser	\$225.00	ea	
(d)Fire Pump	\$300.00	ea	\$125
(e)Private Hydrants	\$150.00	ea	\$125
(f)Fire Tanks	\$300.00	ea	\$150
(g)Underground Piping	\$100.00	ea	\$75
(h)Pre-Engineered Systems	\$200.00	ea	\$120

Alarm Systems:

(a)Group R-3 & R-5	\$ 60.00	Flat Fee	
(b)All Other Use Group (per device)	\$ 5.00	ea	\$3
(c)Smoke Control Systems	\$250.00	ea	\$150

Mechanical Systems:

(a)Heat Producing Device – Groups R-3 & R-5	\$ 25.00	ea	
(b)Heat Producing Device – All Other Groups..	\$ 50.00	ea	
(c)Hoods & Kitchen Exhaust – Commercial	\$200.00	ea	\$90
(d)Spray Booths	\$100.00	ea	\$90
(e)Incinerators	\$450.00	ea	\$225
(f)Crematoriums	\$450.00	ea	\$225
(g) Solid Fuel Stoves (Wood,Pellet,Coal)	\$ 75.00	ea	
(h)Metal Chimney & Chimney Liners	\$ 75.00	ea	

Fuel Storage Tanks – Underground:

(a)Up to 10,000 gallons	\$200.00	ea	\$150
(b)Over 10,000 gallons	\$250.00	ea	\$200

Ordinance #13-2014 cont'd:

Fuel Storage Tanks – Above Ground:

- (a) Up to 2,000 gallons \$ 55.00 ea
- (b) Over 2,000 gallons **\$200.00** ea ~~\$125~~

Minimum Subcode Fee:

- Groups R-3, R-4 and R-5 \$ 55.00
- All Other Groups **\$ 75.00**

Mechanical Subcode Fees (R-3, R-4 & R-5 Use Groups only).

<u>Fixture/Equipment_a</u>	<u>Cost</u>
<u>Water Heater_{a,b,d}</u>	<u>Flat fee for each item</u> \$60 \$85
<u>Fuel Oil Piping_c</u>	<u>Each additional item</u> \$20 \$25
<u>Gas Piping_c</u>	
<u>Steam Boiler_{a,b,d}</u>	
<u>Hot Water Boiler_{a,b,d}</u>	
<u>Hot Air Furnace_{a,d}</u>	
<u>Oil Tank_c</u>	
<u>LPG Tank_c</u>	
<u>Fireplace_{a,c}</u>	

All electrical inspections for connections of 20A or less for replacement are included. An Electrical F-120 is required.

NOTES:

- a If new electrical work is required in the installation of fixture/equipment a properly filed Electrical Subcode Technical Section Form F-120B must be filed with the application for permit and certified as required by the Electrical Contractors Licensing Act, N.J.S.A. 45:5A-1 et seq. N.J.S.A. 45:1-14 et seq. and N.J.A.C. 13:31.
- b If installation of fixture/equipment will encompass backflow or cross connection work a separate Plumbing Subcode Technical Section Form F-130B must be filed with the application for permit and certified as required by the Master Plumbers Licensing Act, N.J.S.A. 45:14C-7 et seq., N.J.S.A. 45:1-3.2. et seq. and N.J.A.C. 13:32-1.
- c If replacement of fixture/equipment will include fuel or gas piping as part of the proposed work, fee(s) are based on the fixture/equipment only.
- d A chimney certification for replacement of fuel-fired equipment may be accepted per N.J.A.C. 5:23-2.20(c).

Certificate and Other Permit Fees

Certificate of Occupancy	10% of Total Permit Fee
Certificate of Occupancy pursuant to a Change of Use	\$200.00
Certificate of Continued Occupancy -	\$200.00
Temporary certificate of Occupancy	
First issuance and renewal.....	\$30.00 \$35.00
Exception: There shall be no fee for the first issuance provided the certificate of occupancy fee is paid at that time.	
Reinstatement of Lapsed Permit	\$30.00
Application for a Variation	
Class I Structures.....	\$400.00
Resubmission for Class I Structures	\$125.00
Class II and III Structures	\$150.00
Resubmission for Class II and III Structures	\$100.00

Ordinance #13-2014 cont'd:

Lead Hazard Abatement Permit / Clearance Certificate	\$100.00 / \$45.00
Annual Inspection of Cross Connections and Backflow Preventors.....	\$100.00
Annual Electrical Inspection of Public Pools, Spas or Hot Tubs.....	\$100.00

Mechanical

~~Inspection of replacement mechanical equipment, [except] including electrical re-connections 20 A or less, in Group R-3, R-4, and R-5 structures shall be \$85.00 for the first device and \$25.00 for each additional device. An electrical F-120 is required for all re-connections.~~

Plan review fee shall be 5% of the amount charged for the permit for all prototype releases. The fee shall be 20% for all other reviews. This fee shall be paid before the before the plans are reviewed

The fee for review of any amendment or change to a plan that has already been released and does not require a subcode submittal shall be charged an hourly rate of \$70.00 per hour. A minimum review time of one-half hour will be charged. Review times will be rounded to the nearest quarter hour.

Elevators

Plan review, acceptance inspections and tests and semi-annual inspections Per State Fee Schedule

Sec 96-5. Fee Waivers; volunteer reward program.

E. Waiver of construction fees for construction to promote accessibility by handicapped persons.

- 1) No person shall be charged a construction permit surcharge fee or enforcing agency fee for any construction, reconstruction, alteration or improvement designed and undertaken solely to promote accessibility by disabled persons to an existing public or private structure or any of the facilities contained therein.
- 2) A disabled person, or a parent or sibling of a disabled person, shall not be required to pay any municipal fee or charge in order to secure a construction permit for any construction, reconstruction, alteration or improvement which promotes accessibility to his own living unit.
- 3) For the purposes of this section, “disabled person” means a person who has the total and permanent inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment, including blindness, and shall include, but not be limited to, any resident of New Jersey who is disabled pursuant to the federal Social Security Act (42 U.S.C. Sec. 416), or the federal Railroad Retirement Act of 1974 (45 U.S.C. Sec. 231 et seq.) or is rated as having a 60% disability or higher pursuant to any federal law administered by the United States Veterans’ Act. For purposes of this paragraph, “blindness” means central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the fields of vision such that the widest diameter of the visual field subtends an angle no greater than 20 degrees shall be considered as having a central visual acuity of 20/200 or less.

SECTION 2. This ordinance is adopted pursuant to N.J.S.A. 27:D-126e, and any amendments thereto.

Ordinance #13-2014 cont'd:

SECTION 3. Repealer.

All ordinances and resolutions or parts thereof which are inconsistent with this ordinance are repealed.

SECTION 4. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order of Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 5. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to the law of the State of New Jersey.

A MOTION was made by Mrs. Fort to introduce this ordinance, 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

The Public Hearing was scheduled for July 7, 2014 at 7:45 p.m.

2. ***Temporary Cell Tower / Request to Lease Solberg Airport COW Site to Verizon Wireless (Block 67, Lot 2)***

Mayor Allen stated that a letter was received requesting permission to install a temporary 100' cell tower during the three (3) days of the balloon festival. Mrs. Fort expressed the safety concern of the cell tower while the balloons are flying and Mayor Allen was also concerned about the noise coming from the generators so close to residents homes. Ken Staats, Vice President of Operations for the Balloon Festival, and Christine Hall, RF Engineer from Verizon Wireless, were present to answer questions from the Committee and stated that the FAA gave their full approval. Mrs. Fort stated that she was not in favor of foregoing safety just to enhance cellular capacity. Attorney Dragan reiterated the concerns of the Committee and added that cell towers are not a permitted use, only conditional uses; therefore there is no provision in our ordinance for this type of use and warned that it will set a precedent for future years, potentially inviting a liability.

A MOTION was made by Mrs. Muir to deny this request for the Balloon Festival, 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

3. ***Performance Bond for Triad Tool & Die Co. / Building Addition / Block 39, Lot 53.18*** – letter dated June 10, 2014 from Robert O'Brien, Township Engineer

Attorney Dragan stated that she reviewed the proposed performance bond with the concurrence of Township Engineer Rob O'Brien, found it acceptable.

A MOTION was made by Mr. Gatti to approve the Performance Bond, seconded by Mrs. Fort and Roll Call vote the following was recorded:

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

* 4. ***Resolution Authorizing Alcoholic Beverage License Renewals for 2014-15***

This matter was addressed under the Consent Agenda.

* 5. ***Resolution Authorizing Disposal of Surplus Property***

This matter was addressed under the Consent Agenda.

* 6. ***Release of Security Deposits for Hunting Lease Properties***

- ◆ Pinebank Road Hunting Club / Block 66, Lots 2 & 3 and Block 66, Lot 13

This matter was addressed under the Consent Agenda.

* 7. ***Release of Board of Health Escrow*** (Fagan / Block 74, Lot 26.15)

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported that the Whitehouse Station fire truck was purchased under State Contract and the Three Bridges command vehicle was purchased through the Cranford Co-Op. Administrator Mekovetz also reported that the bids specs were finalized for the Whitehouse Rescue re-chassis and bids will be accepted on July 9th.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

Julia Allen

Mayor Allen reported that the Open Space Walk took place yesterday.

Thomas Auriemma

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

Betty Ann Fort

Mrs. Fort reported that tomorrow will be the final third grade museum program.

Frank Gatti

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

Beatrice Muir

Mrs. Muir reviewed the monthly construction code report.

COMMENTS FROM THE PUBLIC

Scott Scammel, Broad Street, thanked Mr. Auriemma for the nice Memorial Day Parade.

COMMENTS FROM THE GOVERNING BODY

Mrs. Muir commented that the logging bill is being addressed again. Mayor Allen suggested that it might be helpful for the Township Committee to pass another resolution in opposition to the Forestry Stewardship Act and notify affected counties and legislators.

The following resolution was offered for consideration:

#R-2014-66

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS State Legislators are considering a bill that would open New Jersey's prized State owned lands to commercial logging, and

WHEREAS New Jersey's State Lands, including its Parks, Wildlife Management Areas and forested Green Acres Lands have been set aside for conservation and recreation purposes, and

WHEREAS these forested State lands were paid for and preserved with the support of a trusting public which assumed they would be protected from commercial exploitation, and

WHEREAS the towering hardwood trees growing in our State parks and forests contribute a far greater ecological and recreational value to the citizens of the State than they would if they were to be cut and sold as commercial lumber, and

WHEREAS according to information provided by the DEP, at the end of the five-year contract for the proposed Forest Harvest Program, a \$2.7 million net operating deficit is projected due to the high cost of oversight, and

WHEREAS commercial logging is likely to cause damage to roads, streams, and drainage swales in State lands that will cost money to restore and cause soil compaction and disturbance of the fragile ecosystem on the forest floor that will be impossible to restore, and

WHEREAS 37 PhD biologists, forest scientists, and ecologists from across the State have signed onto a letter in opposition to this Bill, agreeing that commercial timber harvesting would be detrimental to the public forests, and

WHEREAS this bill does not properly address the most serious threat to today's forests; that common hardwood species such as oaks, hickory, poplar and birch among others, are not regenerating due to high deer densities, and

WHEREAS, because of high deer densities, openings in the forest canopy, occurring as a result of timber harvesting, are colonized not by young hardwood trees, but by noxious weeds, typically vines, briars, and invasive plants from Asia, and

WHEREAS opening State lands to commercial logging would be detrimental to the flora and fauna, including the threatened and endangered species, that presently inhabit these lands;

Resolution #2014-66 cont'd:

NOW THEREFORE BE IT RESOLVED, that the Readington Township Committee hereby finds and declares that the commercial exploitation of public lands that have been set aside for conservation and recreation purposes is a betrayal of the public trust, and

BE IT FURTHER RESOLVED, that the Readington Township Committee urges the legislators of the State of New Jersey to vote NO.

A MOTION was made to adopt this resolution, seconded by Mrs. Muir with a vote of ayes all, nays none.

As there was no further business, ***A MOTION*** was made by Mrs. Fort 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