

**READINGTON TOWNSHIP COMMITTEE
MEETING – October 20, 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 V. 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>
Professional Services / GRA	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Shared Services / Bd of Education....	Contract Negotiations.....	“ “ “
Fallone / Block 32, Lot 34..... Block 34, Lots 10 & 11	Contract Negotiations	“ “ “
Transcontinental Pipe Line Co.....	Contract Negotiations.....	“ “ “
Maintenance Contract / DiGeronimo..	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • October 6, 2014	Attorney-Client Privilege.....	“ “ “
Ryland Developers, LLC.....	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 7:50 p.m.

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

Executive Session:

Contract Negotiations / Professional Services / GRA

The following resolution was offered for consideration:

#R-2014-99

**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 amended to extend the contract from October 23, 2014 to December 31, 2014 (terms will remain the same) 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 December 31, 2014.
3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
3. This Resolution shall take effect immediately.

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

Contract Negotiations / Shared Services / Board of Education

Mayor Allen stated that this matter remains in Executive Session.

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

A ***MOTION*** was made by Mrs. Fort to authorize Attorney Dragan to draft a contract for this property, 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

Contract Negotiations / Transcontinental Pipe Line Co

Mayor Allen stated that this matter remains in Executive Session.

Contract Negotiations / Maintenance Contract / DiGeronimo

A ***MOTION*** was made by Mrs. Muir to approve the Maintenance Contract as amended, 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

Attorney-Client Privilege / Executive Session Minutes / October 6, 2014

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of October 6, 2014 for content only, seconded by Mr. Gatti with a vote of ayes all, nays none recorded.

Litigation / 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.

Mayor Allen stated the following matter was added to Executive Session:

Litigation / 388 Route 22 Readington Holdings LLC

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 October 6, 2014
- * 2. **Resolution Endorsing Proposal to Expand Agricultural Development Area to Include Block 67, Lot 12 and Block 68, Lot 2**

The following resolution was offered for consideration:

#R-2014-100

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the following block and lots in Readington Township are not currently included in the Agriculture Development Area (“ADA”) for Readington Township as previously approved by the Hunterdon County Agriculture Development Board (“CADB”) and the New Jersey State Agriculture Development Committee (“SADC”) :

<i>Block 67, Lot 12</i>	<i>Cole</i>	<i>23.75+/- acres</i>
<i>Block 68, Lot 2</i>	<i>Pinter/Krause</i>	<i>8.2 +/- acres</i>

WHEREAS, the owners of the blocks and lots have requested a change in the boundaries of the Agriculture Development Area to incorporate these lots; and

WHEREAS, many lots in proximity to these blocks and lots are actively farmed and/or are already preserved from future development or pending preservation approvals; and

WHEREAS, the Township Committee of the Township of Readington supports the appropriate expansion of the ADA in Readington Township; and

WHEREAS, the CADB and the SADC require a resolution from the Readington Township Committee endorsing any proposed change in the ADA.

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

1. The Township Committee does hereby formally endorse the proposal to expand the Agriculture Development Area (ADA) for Readington Township to include the blocks and lots listed above in this Resolution.
2. This resolution shall take effect immediately.
3. A copy of this Resolution shall be forwarded to the CADB for submission to the State as needed for final approval.

- * 3. **Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the NJDOT for Potterstown Road Project**

The following resolution was offered for consideration:

#R-2014-101

**APPROVAL TO SUBMIT A GRANT APPLICATION AND EXECUTE A GRANT CONTRACT
WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE POTTERSTOWN
ROAD PROJECT**

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Readington Township formally approves the grant application for the above stated project.

Resolution #R-2014-101 cont'd:

BE IT FURTHER RESOLVED that the Mayor and Administrator/Municipal Clerk are hereby authorized to submit an electronic grant application identified as MA-2015-Potterstown Road -00136 to the New Jersey Department of Transportation on behalf of the Township of Readington

BE IT FURTHER RESOLVED that the Mayor and Administrator/Municipal Clerk are authorized to sign the grant agreement on behalf of the Township of Readington and that their signature constitutes acceptance of the terms and conditions of the grant agreement and approves the execution of the grant agreement.

- * 4. **Release of Escrow Fees** (Antonio Dos Santos / 21A Central Ave)
- * 5. **Release of Board of Health Escrow Fees** (Jarrell / Block 69, Lot 13.26)
- * 6. **Refund for Permit Fee** (ADT / Block 48, Lot 34)
- * 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	4-01	\$ 336,575.42
SEWER APPROPRIATIONS	4-02	\$ 1,200.00
TRUST FUNDS	X-03	\$ 32,739.71
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 28,670.28
PAYROLL DEDUCTIONS	X-06	\$ 185,405.33
CAPTIAL	X-10	\$ 19,928.12
CAPITAL	X-14	<u>\$ 10,700.00</u>
TOTAL OF ALL FUNDS		\$ 615,218.86

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.

PUBLIC HEARINGS

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

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF A 50% FEE SIMPLE INTEREST IN PROPERTY KNOWN AS BLOCK 45, LOT 26.07 IN THE TOWNSHIP OF READINGTON VIA DONATION BY DEAN M. BERTRAND, TRUSTEE

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 Mrs. Muir to close the Public Hearing and open the regular meeting, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF A 50% FEE SIMPLE INTEREST IN PROPERTY KNOWN AS BLOCK 45, LOT 26.07 IN THE TOWNSHIP OF READINGTON VIA DONATION BY DEAN M. BERTRAND, TRUSTEE

◆ Ordinance #20-2014

A MOTION was made by Mr. Auriemma to adopt this ordinance, 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

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated October 7, 2014 from Delaware Township Committee regarding ***Proposed PennEast Pipeline***. No action taken.

NEW BUSINESS

- * 1. ***Resolution Endorsing Proposal to Expand Agricultural Development Area to Include Block 67, Lot 12 and Block 68, Lot 2***

This matter was addressed under the Consent Agenda.

- * 2. ***Resolution for Approval to Submit a Grant Application and Execute a Grant Contract with the NJDOT for Potterstown Road Project***

This matter was addressed under the Consent Agenda.

- * 3. ***Release of Escrow Fees*** (Antonio Dos Santos / 21A Central Ave)

This matter was addressed under the Consent Agenda.

- * 4. ***Release of Board of Health Escrow Fees*** (Jarrell / Block 69, Lot 13.26)

This matter was addressed under the Consent Agenda.

- * 5. ***Refund for Permit Fee*** (ADT / Block 48, Lot 34)

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported that the Township did well on the recent Tax Sale.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

Julia Allen

Mayor Allen reported that a Sewer Advisory Meeting is scheduled for Wednesday, October 22nd.

Mayor Allen also reported there was an Open Space walk on Sunday along the River Trail.

Thomas Auriemma

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

Betty Ann Fort

Mrs. Fort reported that the Barn Dance on Saturday night was well attended.

Mrs. Fort reported that the repairs on Foothill Road have been completed.

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

John Anderson, Jersey Central Power & Light gave a brief update on reliability matters. Mr. Anderson stated that they are replacing a reclosure which created the sustained power outage last Saturday. Mr. Anderson also added that on Casper Berger Road where the utilities are underground, they have gone in to do a reliability improvement plan there.

Debra Stassi, 11 Apple Tree Road, commented that in her neighborhood power outages remain a constant problem.

Jim Brightwell commented that he was present on behalf of the *Citizens for Readington* and offered a petition to the Committee which he read as follows:

Readington residents have long enjoyed and valued the rural nature of the Township. Expansion of Solberg Airport into a corporate jetport would change the quality of life in Readington and surrounding communities. Noise, pollution, traffic and safety concern would negatively impact property values, schools and the environment throughout the Township. I urge Readington Township Committee to continue its efforts to implement permanent limits on the expansion of Solberg Hunterdon Airport to protect the character and quality of life in our town while enabling the airport to continue as a General Aviation Airport.

Mr. Bright added that there are 521 signatures on the petition.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, ***A MOTION*** was made by Mrs. Fort at 8:18 p.m. to adjourn the meeting, seconded by Mrs. Muir with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk