

**READINGTON TOWNSHIP COMMITTEE
MEETING – April 6, 2015**

Mayor Fort *calls the meeting to order at 6:00 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 B. Fort, Deputy Mayor T. Auriemma, Mr. J. Broten, Mrs. M. Duffy
Mr. S. Tropello

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

<u>Subject Matter</u>	<u>Basis Of Public Exclusion</u>	<u>Date Anticipated When Disclosed to Public</u>
Construction Code.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
PBA / Local No. 317.....	Contract Negotiations.....	“ “ “
White Collar / Local No. 469.....	Contract Negotiations.....	“ “ “
Transcontinental Gas Pipeline v.....	Contract Negotiations.....	“ “ “
ECHO Unit (Block 42, Lot 1)..... 402 County Road 523	Contract Negotiations.....	“ “
Executive Session Minutes..... • March 16, 2015	Attorney-Client Privilege.....	“ “ “
Ryland Developers, LLC.....	Litigation.....	“ “ “

Block 48, Lot 23; Block 55, Lot 33;
Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2
(Solberg Aviation)..... Litigation..... “ “ “

Council on Affordable Housing Potential 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. Duffy with a vote of ayes all, nays none recorded.

The meeting reconvened at 8:10 p.m.

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

Executive Session:

Personnel / Construction Code

A **MOTION** was made by Mr. Auriemma to accept the resignation of Robert J. MacMaster, Electrical Subcode Official, effective March 30, 2015, seconded by Mr. Broten with a vote of ayes all, nays none.

Contract Negotiations / PBA / Local No. 317

Mayor Fort stated that this matter remains in Executive Session.

Contract Negotiations / White Collar / Local No. 469

Mayor Fort stated that this matter remains in Executive Session.

Contract Negotiations / Transcontinental Pipe Line Co.

A **MOTION** was made by Mr. Auriemma to approve the form of the *Supplemental Right of Way Agreement* and authorize Attorney Dragan to prepare an ordinance for acceptance for Block 50, Lot 14.01, Block 50, Lot 41, Block 72, Lot 32.03 and Block 76, Lot 3.01 seconded by Mr. Broten and on Roll Call vote the following was recorded:

- Mr. Auriemma - Aye
- Mr. Broten - Aye
- Mrs. Duffy -Aye
- Mr. Tropello - Aye
- Mayor Fort - Aye

Contract Negotiations / ECHO Unit (Block 42, Lot 1 – 402 County Road 523)

Mayor Fort stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / March 16, 2015

A **MOTION** was made by Mr. Auriemma to approve the Executive Session Minutes of March 16, 2015 for content only, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Litigation / Ryland Developers, LLC

Mayor Fort 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 67, Lot 2

Mayor Fort stated that this matter remains in Executive Session.

Potential Litigation / Council on Affordable Housing

Mayor Fort stated that this matter remains in Executive Session.

Mayor Fort read the following proclamation in recognition of James Izzo retiring from the Township of Readington:

***TOWNSHIP OF READINGTON
PROCLAMATION***

WHEREAS, the Readington Township Committee appointed James Izzo as a Special Police Officer in 1974; and

WHEREAS, he graduated from the Sea Girt Municipal Police Academy on May 22, 1975; and

WHEREAS, on December 7, 1992 Patrolman Izzo was promoted to the position of Sergeant; and

WHEREAS, on January 1, 1996 he attained Sergeant First Class status; and

WHEREAS, various times throughout his career he was assigned a Detective and Detective Sergeant within the police department; and

WHEREAS, throughout his years of service in Readington Township he received numerous letters of appreciation and recognition for his accomplishments from citizens, local, county and state representatives; and

WHEREAS, on March 1, 2006 he retired as a fulltime police officer attaining the final rank of Detective Sergeant; and

WHEREAS, he returned to duty continuing to serve Readington Township as a Class II Special Police Officer in the Fall of 2006;

NOW THEREFORE BE IT RESOLVED, that on behalf of all residents of Readington Township, the Township Committee of the Township of Readington does hereby express sincere gratitude and recognition for Officer James D. Izzo's forty-one years of service.

BE IT FURTHER RESOLVED that he is thanked for his contribution to our community as an officer and a leader.

BE IT FURTHER RESOLVED that the Township Committee on behalf of all New Jersey communities thanks Officer Izzo for his dedication and forty-one years of service as a police officer charged with protecting and serving the public.

BE IT FURTHER RESOLVED that Officer Izzo is wished a happy and healthy "second" retirement from the Readington Police Department and the best in his future endeavors.

CONSENT AGENDA:

Mayor Fort 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 March 16, 2015
- * 2. **Release of Escrow / Block 50, Lot 37.08 (5 Tamarack Trail)**
- * 3. **Release of Escrow / Block 43, Lot 31 (3 Shade Lane)**
- * 4. **2014 Board of Adjustment Variance Resolutions**

Ryland Office Park / Walgreens B. 8, Ls 4, 5, 6 & 7 B Zone Memorialized January 16, 2014	Minor subdivision / Lot line adjustment. Revision of page 25 of Resolution 2013-257. No indication within resolution of what changes were made
Triad Tool & Die Co. B. 39, L. 53.18 – ROM-2 Zone 9 Commerce Street Approved March 20, 2014 Memorialized April 17, 2014	D-4 Variance for F.A.R. Request to increase the square footage by 9,808 feet. A 7,808 square foot increase to the building and a 2,000 square foot addition that would be under a canopy (not enclosed)
Readington Commons B. 4, L. 51 460 Route 22 Denied April 17, 2014 Memorialized June 19, 2014	Use Variance Variance relief to build 37 one (1) bedroom apartments within two (2) buildings in lieu of four (4) office buildings and a child care center previously approved by the Planning Board
Anderson House B. 42, L. 8.02 Denied May 15, 2014 Memorialized June 19, 2014	Variance to expand use Denied on July 18, 2013. This application was a request to re-open application.
Ryland Office Park B. 8, Ls 4, 5,6 & 7 Approved July 17, 2014 Memorialized September 18, 2014	Interpretation of Condition of Approval Application was originally approved on November 14, 2013 and memorialized on December 10, 2013. Condition #36 requested off-site fencing and/or landscaping to be installed on properties located at 3 Oldwick Road, 4 Oldwick Road, 4 Central Avenue and 6 Central Avenue. The Board interpreted this condition to allow for a cash payment to the owners of Lot 4 as a means of satisfying this condition.
25 Ridge Road B. 38, L. 52 – ROM-2 Zone Approved September 18, 2014 Memorialized October 16, 2014	Use Variance Use variance with bulk deviations granted to continue existing use

- * 5. **Discharge of Affordable Housing Agreement / Discharge of Mortgage**
 (Block 21.04, Lot 502.06 / 408 South Branch Drive)

- * 6. **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	\$ 6,314.95
CURRENT FUND	5-01	\$ 932,248.22
SEWER APPROPRIATIONS	5-02	\$ 102,631.30
TRUST FUNDS	X-03	\$ 78,786.09
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 60,803.73
PAYROLL DEDUCTIONS	X-06	\$ 199,126.67
REG & LOCAL SCHOOL TAX	X-07	<u>\$2,362,156.00</u>
TOTAL OF ALL FUNDS		\$3,742,066.96

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

- Mr. Auriemma - Aye
- Mr. Broten - Aye
- Mrs. Duffy -Aye
- Mr. Tropello - Aye
- Mayor Fort - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated March 17, 2015 from Thomas Malman, Day Pitney LLP regarding ***Fiddlers Elbow Country Club Amended Preliminary and Final Site Plan and Variance Application / Block 37.01, Lot 1 (Rattlesnake Bridge Road)***. (Entire File Available in Clerk’s Office for Review) No action taken.
2. Resolution from Cynthia Ege, City Clerk, City of Lambertville regarding ***Strongly Opposing New Jersey Assembly Bill No. 4197 and Any Other Efforts Made by the Senator or Assembly to Reduce Funding for Historic Preservation***.

Mr. Broten requested that the Committee consider adopting a similar resolution for the Township of Readington.

The following resolution was offered for consideration:

#R-2015-40

RESOLUTION –OPPOSING NEW JERSEY ASSEMBLY BILL NO 4197 AND ANY OTHER EFFORTS MADE BY THE SENATOR OR ASSEMBLY TO REDUCE FUNDING FOR HISTORIC PRESERVATION

WHEREAS, the Township of Readington takes great pride in our historic roots and celebrates our historic heritage through the preservation of our historic assets, sites and districts; and

WHEREAS, the Township of Readington was created by royal charter on July 14, 1730 as Readings or Readings Town and consists of 48 square miles, being largest in Hunterdon County and the third largest township in the state of NJ; and

Resolution #R-2015-40 cont'd:

WHEREAS, the early settlement patterns of the Dutch, English, and Germans who came to farm the rich soil of the Raritan Valley during the 18th century, established the foundation of the villages and hamlets that comprise our township: Readington Village, Whitehouse Mechanicsville, Potterstown, New Bromley, Pleasant Run, Barley Sheaf, Darts Mill, Stanton, Dreahook, Three Bridges, Centerville and Whitehouse Station, each with its historical assets that we work hard to preserve; and

WHEREAS, as the generations of residents before them, today's residents remain closely connected to their village communities and work hard to preserve their cultural and historic character; and

WHEREAS, efforts to preserve important elements of New Jersey's history have been fueled to a large degree by the New Jersey Historic Trust and its critical support for important historic elements; and

WHEREAS, the funding from the New Jersey Historic Trust has funded numerous sites throughout the county, including \$42,000 for the Eversole Hall House in the Township of Readington; and

WHEREAS, the New Jersey Historic Trust has also assisted numerous historic buildings and properties in Hunterdon County, including but not limited to: Bethlehem Township Old Town Hall, the Case-Dvoor Farmstead in Raritan Township, the Christoffel Vought Farmstead in Clinton Township, the historic Hunterdon County Courthouse (which received grants totaling over one million dollars for the renovation of the famous site of the Lindbergh trial) the Hunts Mill and the M.C. Mulligan & Sons Quarry in the Town of Clinton, the Kirpatrick Memorial Presbyterian Church in East Amwell and the Locktown Stone Church in Delaware Township which are listed on the website of the New Jersey Historic Trust; and

WHEREAS, the New Jersey Historic Trust has also helped hundreds of historical sites throughout the State of New Jersey; and

WHEREAS, on November 4, 2014, New Jersey voters approved, by a 65% to 35% margin, Public Question Number 2, a legislatively-referred constitutional amendment which was designed to dedicate 6% of corporate business tax revenues to open space, farmland and historic preservation; and

WHEREAS, the ability of the New Jersey Historic Trust to continue to fund historic projects is now threatened by New Jersey Assembly Bill No 4197, from the 216th Legislature; and

WHEREAS, under the old formula used to allocate funds raised by bond issues for the Garden State Preservation Fund, 6 % was earmarked for historic preservation and grants and the operation of the New Jersey Historic Trust(which administers grants made to non-profits entitles for historic preservation); and

WHEREAS, under New Jersey Assembly Bill No. 4197, their percentage of money allocated to the New Jersey Historic Trust for grants and operations will be reduced by approximately 50 %; and

WHEREAS, this change in funding will drastically reduce the amount of money available to preserve New Jersey's important historic heritage; and

WHEREAS, cutting funding for historic preservation will do irreparable damage to the culture, history and tourism opportunities for the State of New Jersey, having a significant impact on tourism and the numerous jobs and economic benefits resulting from this multi-billion dollar economic drive in this State.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Township Committee of the Township of Readington, County of Hunterdon, New Jersey, strongly opposes New Jersey Assembly Bill No, 4197 and any other efforts made by the Senate or the Assembly to reduce funding for historic preservation.

Resolution #R-2015-40 cont'd:

BE IT FURTHER RESOLVED, that the Mayor and Township Committee urge members of the New Jersey Assembly and Senate to reject this effort to frustrate the will of the voters who overwhelmingly voted in 2014 to support open space and historic preservation.

BE IT FURTHER RESOLVED, that certified copies of this Resolution be forwarded to Governor Chris Christie, Governing Bodies of Hunterdon County Municipalities, Legislators of District 16, Hunterdon County Board of Chosen Freeholders and the Township of Readington Historic Preservation Commission.

A **MOTION** was made by Mr. Broten to adopt this resolution, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

NEW BUSINESS

1. **2015 Municipal Budget** – introduction

Mr. Broten stated that at a prior budget meeting the Committee requested Mr. Carro and Administrator Mekovetz to review the proposed budget for reductions to mitigate the impact on an increased tax rate, which has been done. Mr. Broten cautioned against the use of some of surplus to alleviate the impact on expenditures in the coming years. Mr. Broten continued that he would like to see an increase in the fire equipment line item which does not appear in this proposed budget. Mr. Broten further commented on the salaries of the Township Committee.

A **MOTION** was made by Mrs. Duffy to introduce the 2015 Municipal Budget, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma	- Aye
Mr. Broten	- Nay
Mrs. Duffy	-Aye
Mr. Tropello	- Nay
Mayor Fort	- Aye

The Public Hearing was scheduled for May 4, 2015 at 7:45 p.m.

2. **Zoning Permit Application / Three Bridges Fire Company / Special Event 5 Mile Run**

A **MOTION** was made by Mr. Auriemma to approve the Zoning Permit Application, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

* 3. **Release of Escrow / Block 50, Lot 37.08 (5 Tamarack Trail)**

This matter was addressed under the Consent Agenda.

* 4. **Release of Escrow / Block 43, Lot 31 (3 Shade Lane)**

This matter was addressed under the Consent Agenda.

* 5. **2014 Board of Adjustment Variance Resolutions**

This matter was addressed under the Consent Agenda.

- * 6. ***Discharge of Affordable Housing Agreement / Discharge of Mortgage***
(Block 21.04, Lot 502.06 / 408 South Branch Drive)

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz stated that she had nothing further to report.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien asked for an update from the Committee on the 2015 road reclamation.

COMMITTEE REPORTS

Thomas Auriemma

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

John Broten

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

M. Elizabeth Duffy

Mrs. Duffy reported that on Saturday, April 18th there will be several locations for seedling giveaways: (1) at the Municipal Building from 10:00-1:00, (2) at the Raritan Headwaters River cleanup event from 9:00-1:00 and (3) at the Community Garden from 10:00-11:30; in addition to a Community Arbor Day Seedling Planting Day at the Dobozyński Farm from 10:00-1:00 on April 25th.

Mrs. Duffy also reported that a student in the Environmental Field Study program at RVCC will be conducting research involving deer density at several sites throughout the Township.

Betty Ann Fort

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

Samuel Tropello

Mr. Tropello reported he has been working on determining the cost of the open space exempt properties to the Township.

COMMENTS FROM THE PUBLIC

John Cunha, 21 Militia Road, asked the Committee for an update on the status of his amended sewer allocation agreement.

Donald Baldwin, Morning Star Road, commented that the inappropriate signs erected by PSE&G have been removed.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, **A MOTION** was made by Mr. Auriemma at 8:55 p.m. to adjourn the meeting, seconded by Mr. Broten with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk