

**READINGTON TOWNSHIP COMMITTEE
MEETING – May 4, 2015**

Mayor Fort *calls the meeting to order at 4:30 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 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>		
Block 48, Lot 23; Block 55, Lot 33; ... Block 56, Lots 1, 3, 6 & 8; Block 67, Lot 2 Solberg Aviation	Litigation.....	Certain information at the discretion of the Township Committee tonight... Other information will remain confidential		
Tax Attorney.....	Contract Negotiations.....	“	“	“
White Collar / Local No. 469.....	Contract Negotiations.....	“	“	“
PBA	Contract Negotiations.....	“	“	“
Transco Pipe Line Co.....	Contract Negotiations.....	“	“	“
Executive Session Minutes..... • April 20, 2015	Attorney-Client Privilege.....	“	“	“
Council on Affordable Housing.....	Potential Litigation.....	“	“	“
Iferika-Osawe, et al..... (202 Dove Cote Court)	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 7:48 p.m.

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

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.

Personnel / Personnel

Mr. Tropello stated there was some controversy over a discussion on affordable housing in a prior Executive Session meeting. Mr. Tropello continued that the spreadsheets that he distributed were meant to show comparisons of the cost of the Township if an independent builder built the affordable housing units versus a township paid builder. Mr. Tropello added that the purpose of the analysis was merely to show the variables to make an economic decision. Mr. Tropello further stated that after discussion with the other Committee members they have concurred that the spreadsheet is not something that must remain in Executive Session.

Mrs. Duffy stated that on her part she had a misunderstanding as to whether or not Mr. Tropello’s spreadsheet was to remain in Executive Session since she did not think it was privileged or subject to executive privilege and it was his intent and that was her misunderstanding between her and Mr. Tropello. Mr. Tropello responded that there was no way that he had proposed that a developer would build 3,000 units to fulfill the COAH.

Contract Negotiations/ Tax Attorney

Mayor Fort stated that this matter was not discussed.

Contract Negotiations / White Collar / Local No. 469

Mayor Fort stated that this matter remains in Executive Session.

Contract Negotiations / PBA / Local No. 317

Mayor Fort stated that this matter remains in Executive Session.

Contract Negotiations / Transcontinental Pipe Line Co.

A MOTION was made by Mrs. Duffy to allow Transco to stand outside the right of way to conduct turbidity sampling in the stream located at Block 50, Lot 13, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / April 20, 2015

A MOTION was made by Mr. Broten to approve the Executive Session Minutes of April 20, 2015 for content only, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

Potential Litigation / Council on Affordable Housing

The following resolution was offered for consideration:

#R-2015-55

**RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
SPECIAL LITIGATION COUNSEL SERVICES**

WHEREAS, the Township of Readington has a need to acquire Special Litigation Counsel Services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, the term “non-fair and open contract,” for the purposes of the law, refers to a Professional Services Contract awarded to a contractor who has not made a political contribution as described in *N.J.S.A. 19:44A-20.5 et seq.* or in *N.J.S.A. 19:44A-8, et seq.*; and

WHEREAS, the Township Administrator has determined and certified in writing that the value of the services may exceed \$17,500; and

WHEREAS, Jeffrey R. Surenian, Esq., Jeffrey R. Surenian and Associates, LLC has submitted proposal indicating he will act as Special Litigation Counsel at the following rates: Attorney – \$185 per hour in addition to lower rates for supporting personnel; for the following matters:

Re: Township of Readington Affordable Housing Obligations

for a total amount not to exceed the amount appropriated for this service in the approved/adopted budget.

WHEREAS, Jeffrey R. Surenian, Esq., Jeffrey R. Surenian and Associates, LLC, has completed and submitted a Business Entity Disclosure Certification which certifies that Jeffrey R. Surenian, Esq. has not made any reportable contributions to a political or candidate committee in the Township of Readington in the previous one (1) year, and that the contract will prohibit Jeffrey R. Surenian, Esq. from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer’s Certification of the availability of funds is on file - *N.J.A.C. 5:30-5.4*) and will be amended to reflect the final approved funds for this purpose upon adoption/approval of the 2015 budget.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes the Mayor to enter into a contract with Jeffrey R. Surenian, Esq., Jeffrey R. Surenian and Associates, LLC, as described herein; and

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED, that said contract shall expire on December 31, 2015; and

BE IT FURTHER RESOLVED, that copies of this Professional Service are on file with the Municipal Clerk and are available there for public inspection; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

A MOTION was made by Mr. Broten to adopt the resolution, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

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

Potential Litigation / Iferika-Osawe, et al. (202 Dove Cote Court)

Mayor Fort stated that this matter remains in Executive Session.

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.

Mrs. Duffy requested to remove the *Approval of the Minutes* and *Item # 3 Under New Business* from the Consent Agenda.

- * 1. **Tax Lien Redemption**

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 95, Lot 12.105 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 \$ 996.85, plus a premium paid in the amount of \$1,300.00, known as Tax Sale Certificate #2014-026, to the lienholder, FWDSL & Associates, LP.

- * 2. **Resolution to Conduct Self Examination of Budget**

The following resolution was offered for consideration:

#R-2015-49

RESOLUTION FOR CONDUCTING ANNUAL BUDGET EXAMINATION

WHEREAS, N.J.S.A. 40A:4-78b has authorized the Local Finance Board to adopt rules that permit municipalities in sound fiscal condition to assume the responsibility, normally granted to the Director of the Division of Local Government Services, of conducting the annual budget examination, and

WHEREAS, N.J.A.C. 5:30-7 was adopted by the Local Finance Board on February 11, 1997, and

WHEREAS, pursuant to N.J.A.C. 5:30-7.2 thru 7.5 the Township of Readington has been declared eligible to participate in the program by the Division of Local Government Services, and the Chief Financial Officer has determined that the Township meets the necessary conditions to participate in the program for the 2015 budget year.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Readington that in accordance with N.J.A.C. 5:30-7.6a & b and based upon the Chief Financial Officers certification. The governing body has found the budget has met the following requirements:

Resolution #R-2015-49 cont'd:

1. That with reference to the following items, the amounts have been calculated pursuant to law and appropriated as such in the budget:
 - a. payment of interest and debt redemption charges
 - b. Deferred charges and statutory expenditures
 - c. Cash deficit of preceding year
 - d. Reserve for uncollected taxes
 - e. Other reserves and non-disbursement items
 - f. Any inclusions of amounts required for school purposes
2. That the provisions relating to limitation on increases of appropriations pursuant to N.J.S.A. 40A:4-45.2 and appropriations for exceptions to limits on appropriations found at 40A:4-45.3 et seq. are fully met. (Complies with the "CAP" law.)
3. That the budget is in such form arrangement, and content as required by the Local Budget Law and N.J.A.C. 5:30-4 and 5:30-5.
4. That pursuant to the Local Budget Law:
 - a. All estimates of revenue are reasonable, accurate, and correctly stated
 - b. Items of appropriation are properly set forth
 - c. In itemization, form, arrangement, and content the budget will permit the exercise of the comptroller function within the municipality.
5. The budget and associated amendments have been introduced, publicly advertised, and adopted in accordance with the relevant provisions of the Local Budget Law, except that failure to meet the deadlines of N.J.S.A. 40A:4-5 shall not prevent such certification.
6. That all other applicable statutory requirements have been fulfilled.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to the Director of the Division of Local Government Services.

* 3. **Resolution for Waiver of Reading in Full of the 2015 Budget**

The following resolution was offered for consideration:

#R-2015-50

RESOLUTION FOR WAIVER OF READING IN FULL OF THE 2015 BUDGET

WHEREAS, N.J.S. 40A:4-8 permits that the Budget as advertised may be read by its title providing that at least one week prior to the date of the hearing a complete copy of the approved budget shall

- a) be posted in a public place where public notices are customarily posted and at the free public library, and
- b) is made available to each person requesting the same during said week and during the public hearing, and

WHEREAS, the Township of Readington has complied with the aforesaid requirements.

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body, the reading in full of the 2015 Budget be dispensed with.

* 4. **Resolution in Recognition of Patrick M. Quinn Attaining Eagle Scout**

The following resolution was offered for consideration:

#R-2015-51

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Patrick M. Quinn 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 Patrick Quinn's Eagle Project included building and installing an arbor/seat at the end of the Stations of the Cross walkway; and

WHEREAS, Patrick planned and managed a crew of twenty five (25) volunteers, contributing over 275 hours of service to build and install a gated fence around an air conditioning unit, as well as landscaping and repairing the sidewalk; and

WHEREAS, Patrick showed his leadership in developing the project plan and soliciting donations from Church organizations and local business; and

WHEREAS, Readington Township is thankful for the enhancement of the landscaping of Our Lady of Lourdes Church which will be enjoyed by many for years to come; and

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

WHEREAS, on June 14, 2015 Patrick M. Quinn will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Eagle Scout Patrick M. Quinn 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.

* 5. **Resolution in Recognition of Matthew Sidler Attaining Eagle Scout**

The following resolution was offered for consideration:

#R-2015-52

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Matthew 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 Matthew Sidler's Eagle Project involved the construction and placement of bluebird houses along the Bouman-Stickney Farmstead open space nature trail; and

WHEREAS, Matthew's placement of the houses allows for the Eastern Bluebirds to provide a safe environment for bluebirds to live, breed and raise their young; and

WHEREAS, Readington Township is thankful for the addition of the bluebird houses along the Bouman-Stickney Farmstead open space enabling visitors to observe the bluebirds in their natural habitat as they hike the nature trail; and

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

WHEREAS, on May 9, 2015 Matthew Sidler will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

Resolution #R-2015-52 cont'd:

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Eagle Scout Matthew 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.

* 6. **Resolution in Recognition of Corwin Heller Attaining Eagle Scout**

The following resolution was offered for consideration:

#R-2015-53

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Corwin Heller 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 Corwin Heller's Eagle Project involved creating a two mile marked trail in the open space known as the Cole Greenway; and

WHEREAS, Corwin built and erected the trailhead information kiosk that stands in the parking lot on the east side of Cole Road and built the components of a second kiosk to be used by the Township at another location where it would be needed; and

WHEREAS, Corwin organized and coordinated the project with the crew of scouts and dads, erecting about thirty 4x4 trail marker posts in the open field of the trail system and affixing trailer makers on trees in the wood areas along with a major refuse clean up on the open space; and

WHEREAS, Readington Township is thankful for the enhancement of the trail system which will be enjoyed by the residents and nature lovers for years to come; and

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

WHEREAS, on May 10, 2015 Corwin Heller will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Eagle Scout Corwin Heller 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. **Social Affairs Permit** (Kiwanis Club of North Hunterdon-Clinton / July 24 through July 26, 2015 / Solberg Airport Balloon Fest)

* 8. **Social Affairs Permit** (Polish American Citizens Club / May 30, 2015)

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

The following resolution was offered for consideration:

#R-2015-54

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:

Year of Equip	Make	Model	Serial # or VIN	Item description
1999	Ford	Crown Victoria	2FAFP71W6XX214848	Police Car
1994	Case	621B XT	JEE 004 1347	Wheel Loader
1982	Aquatech	SJ 600E	82600119	Sewer Jet

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.

- * 10. **Release of Board of Health Escrow (Block 66, Lot 19.17 / 12 Hendrick Road)**
- * 11. **Release of Police Escrow (Penta Communications)**
- * 12. **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	5-01	\$ 579,212.59
SEWER APPROPRIATIONS	5-02	\$ 105,692.82
TRUST FUNDS	X-03	\$ 106,040.46
MISC REFUND, COUNTY TAX, LIENS	X-05	\$2,934,948.28
PAYROLL DEDUCTIONS	X-06	\$ 137,569.74
REG & LOCAL SCHOOL TAX	X-07	<u>\$5,453,447.46</u>
TOTAL OF ALL FUNDS		\$9,316,911.35

A MOTION was made by Mr. Auriemma to approve the Consent Agenda (*excluding the Approval of the Minutes and Item # 3 Under New Business*), 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

APPROVAL OF THE MINUTES

Mrs. Duffy requested to amend the minutes on Page 2 under *Potential Litigation / Council of Affordable Housing* to read to “develop the approach for a Declaratory Judgement Action”.

A MOTION was by Mrs. Duffy to approve the minutes of the April 20, 2015 meeting as amended, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARINGS

Administrator Mekovetz gave a power point slide presentation on the highlights of the 2015 Municipal Budget. Administrator Mekovetz also presented a brief synopsis on CAPS that provide the guidance by State law.

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

2015 Municipal Budget

Mayor Fort asked if there were any comments from the governing body.

Mr. Broten praised Administrator Mekovetz and CFO Tom Carro for their hard work on the budget. Mr. Broten also opined that the budget is fair without further compromising services to the residents.

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

Mr. Rosenberg, Clearview Road, commented on the legal fee line item and questioned if the recent decision on the Solberg litigation was calculated into the legal fee line item.

Mr. Baldwin, Morning Star Road, commented on the double AA ratings and questioned the cause of the downgrading.

Mrs. Baldwin, Morning Star Road, commented on the bond anticipation notes that currently make up the Township debt.

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

A MOTION was made by Mr. Broten to adopt the 2015 Municipal Budget, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

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

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

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,280,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #04-2015

Administrator Mekovetz stated that she met with Committee members, the Township Engineer and the Director of Public works to discuss the proposed projects which included the restoration of several roads and purchasing necessary replacement equipment for the Public Works department, the repair on roof of the police station, replacement of controller of HVAC Building Management System, and a rescue unit for the Whitehouse Rescue Squad.

Mayor Fort asked if there were any comments from the governing body.

Mr. Broten stated that despite remaining cognizant of the debt, the Township must still maintain the Township infrastructure.

Mayor Fort commended all those involved on the work of this ordinance. Mrs. Fort also expressed concern about working down the township debt and added that, moving forward she would like to try to raise funding for a portion of these projects in order to reduce the bonding.

Mrs. Duffy concurred with Mayor Fort's comments adding that residents are concerned about the Township debt.

Mr. Tropello stated that possibly the consequences of the litigation could be mitigated.

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

Wayne Borella, 110 Foothill Road, asked about the paving plans for Foothill Road.

Tom Bridegum, 111 Foothill Road, commented on the condition of Foothill Road.

A **MOTION** was made by Mrs. Duffy 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:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,400,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,280,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #04-2015

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Resolution from Teresa Stahl, Municipal Clerk, East Amwell Township regarding ***A Resolution Supporting Assembly Bill A-4325, “Transparent Tax Act of 2015.”*** No action taken.
2. Resolution from Ella Ruta, Municipal Clerk, Township of Union regarding ***A Resolution Supporting Assembly Bill A-4325, “Transparent Tax Act of 2015.”*** No action taken.
3. Email dated April 22, 2015 from Judith Tutela regarding ***Request for Support for Relay for Life Days of Hunterdon.*** No action taken.
4. Letter dated Andrew Argeski, PE, Planning and Design Manager, PSE&G regarding ***PSE&G 2015 Construction Plans.*** No action taken.
5. Letter dated April 17, 2015 from Kim Macellaro, Municipal Clerk, Township of Ewing regarding ***A Resolution Urging the Legislature to Pass S1279 to Provide Immediate Relief to the Lead Hazard Control Assistance Fund for Complete Restoration of the Fund.*** No action taken.
6. Notice of NJ Transit Public Hearing regarding ***Proposed Changes to Rail, Bus, Light, Rail, Access Link and Bus Contract Carriers’ Fares and Rail and Bus Service Levels.*** No action taken.
7. Notice of Public Hearing from Rebecca D’Alleinne, Planning Board Administrator, Clinton Township regarding ***2015 Revised Third Round Housing Plan Element and Fair Share Plan of the Township of Clinton’s Master Plan.*** No action taken.
8. Memorandum dated April 28, 2015 from Sharon Brienza, Municipal Clerk, Township of Branchburg regarding ***An Ordinance Amending the Land Development Ordinances of the Township of Branchburg by Adding a “LD/C2” Zone and Providing for Regulations in that Zone.*** No action taken.

NEW BUSINESS

1. ***An Ordinance Amending Portions of the Boundaries of the Agricultural Residential (AR) and Business (B) Zone Districts as Depicted on the Zoning Map of Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey to Incorporate a 4.3+/- Acre Portion of Block 14, Lot 49 within the Business (B) Zone***

Mayor Fort stated that a request was received from Walmart to enlarge the Business (B) Zone in order to expand their facility. Mayor Fort added that this was reviewed by the Planning Board and a recommendation was made by them as well.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING PORTIONS OF THE BOUNDARIES OF THE AGRICULTURAL RESIDENTIAL (AR) AND BUSINESS (B) ZONE DISTRICTS AS DEPICTED ON THE ZONING MAP OF CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY TO INCORPORATE A 4.3+/-ACRE PORTION OF BLOCK 14, LOT 49 WITHIN THE BUSINESS (B) ZONE

ORDINANCE #05 -2015

WHEREAS, Block 14, Lot 49 located adjacent to State Hwy. Route 22 West and Island Road within the Township of Readington, currently lies within two zoning districts, the Agricultural Residential (AR) District and Business (B) District; and

Ordinance #05-2015 cont'd:

WHEREAS, the portion of Block 14, Lot 49 which is currently located within the Business District contains the 128,888 sq. foot Walmart structure, including a garden center consisting of approximately 9,670 sq. feet; and

WHEREAS, the owner of Walmart proposes to expand the existing Walmart building to 152,248 sq. feet, which structure will continue to be located within the existing Business District; however, in conjunction with the building expansion plans, has requested that the Township Committee re-zone an additional 4.3+/- acre portion of Block 14, Lot 49 into the Business District so as to accommodate the additional parking area that will be required as a part of the site plan approval.

WHEREAS, the Township Committee referred review of the property to the Readington Township Planning Board and its Planner for a recommendation as to the appropriate zoning; and

WHEREAS, the Township Planner, after analysis set forth in a report dated April 21, 2015 which is on file with the Township Clerk, opined that the additional 4.3+/- acres of Block 14, Lot 49 ought to be incorporated within the Business (B) District because the property in question was previously included in an expansion of the Future Sewer Service Area (FSSA) supported by both the Township Planning Board and Township Committee and adopted by the County of Hunterdon in 2014. Further, the Planner's report stated that the re-zoning of this area would be substantially consistent with the land use element of the Master Plan element as it involves a relatively small portion of the B and AR zones, would not subjugate the purposes of either districts and would foster a more viable use of the currently existing commercial use; and

WHEREAS, the Planning Board had previously considered an informal request to expand the area into the B zone at its meeting on September 22, 2014 and had planned to, but inadvertently did not include the zone adjustment within its Master Plan Reexamination Report and amendment adopted on December 2014; and

WHEREAS, the Planning Board reviewed the applicant's formal request to adopt the boundary zone changes at its April 27, 2015 meeting and confirmed its earlier decision to recommend the boundary line amendments to the AR and B zones as contained on the Readington Township Zoning Map, in the manner suggested by the Township Planner, which also recommended that the zoning adjustment areas in question be amended in the Township's Land Use Plan Element; and

WHEREAS, the Township Committee agrees with the changes as recommended by the Planning Board and the Township Planner; and

WHEREAS, the Township Committee is aware that this ordinance is not the result of a periodic re-examination of the Master Plan by the Planning Board, but agrees with the Township Planner's assessment that, for the reasons cited above, the amendment may be adopted prior to undertaking a master plan amendment and reexamination report.

NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:

SECTION 1. The boundaries of the Agricultural Residential (AR) and Business (B) districts depicted on the Zoning Map of the Readington Township Land Use Ordinance shall be amended as follows:

(1) The approximately 175' x 835.26' and 355' x 116' portions of Block 14, Lot 49 shown on the map attached as Schedule A, currently located within the Agricultural Residential (AR) Zone shall be removed and re-designated so that they are incorporated within the Business (B) Zone.

SECTION 2. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

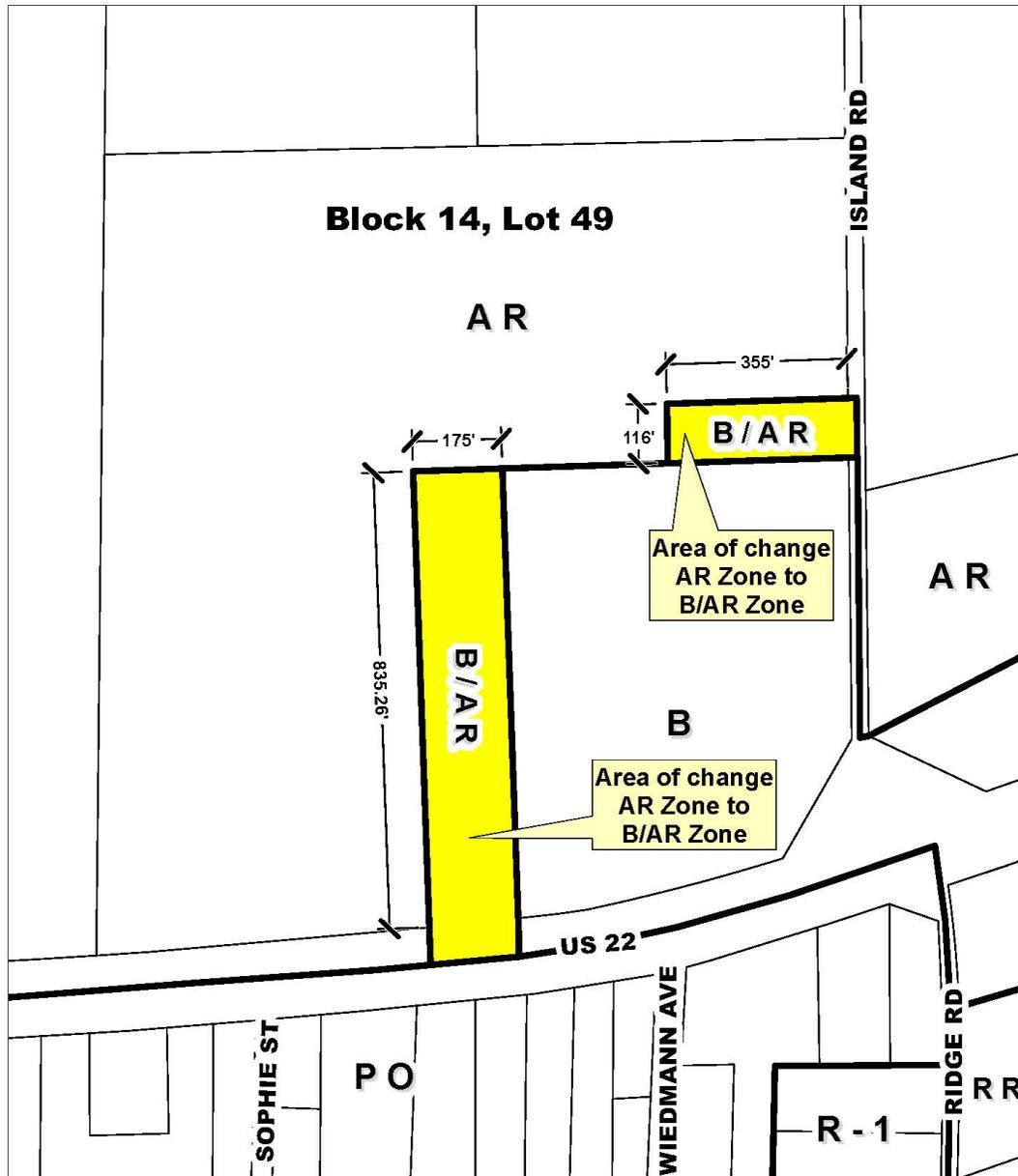
SECTION 3. This ordinance supersedes any ordinances, sections or portion(s) of the Land Use or any other Township ordinance inconsistent herewith.

Ordinance #05-2015 cont'd:

SECTION 4. If the provision of any article, section, subsection, paragraph, subdivision or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair or invalidate the remainder of any such article, section, subsection, paragraph, subdivision or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

SECTION 5. As this ordinance amendment is not the result of a periodic re-examination of the Master Plan pursuant to N.J.S.A. 40:55D-89 of the Municipal Land Use Law, the Township Clerk is directed to provide Notice to all affected property owners in accordance with the requirements of N.J.S.A. 40:55D-62.1 prior to the public hearing.

SECTION 6. This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.



Legend

- Existing Zone Boundaries
- New Zone Boundary

Parcel Source: NJGIN Tax Parcels for Hunterdon County 2013
 Zoning Source: Zoning Map for Readington Township / Clarke Caton Hintz / December 22, 2014



**Proposed Zoning Map Change
 Business / Agricultural Residential Zone**

Readington Township, Hunterdon County, NJ April 29, 2015

Schedule A

Clarke Caton Hintz
 Architecture
 Planning
 Landscape Architecture

A MOTION was made by Mr. Broten to introduce this ordinance, seconded by Mr. Tropello and on Roll Call vote the following was recorded:

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

The Public Hearing was scheduled for June 1, 2015 at 7:45 p.m.

2. 2015-16 Hunting Properties

This matter will be carried at the request of the Open Space Committee to determine the appropriate properties for hunting.

3. ***Release of Hunting Security Deposit / Woods and Water Sportsman Club***
(Woodschurch Road, Block 63, Lot 19 & 64) and (County Route 523, Block 25,
Lots 19 & 20)

This matter will be deferred until it is determined, between the Open Space Committee and the Director of Public Works, who will be inspecting the properties for release of the security deposit.

- * 4. ***Resolution to Conduct Self Examination of Budget***

This matter was addressed under the Consent Agenda.

- * 5. ***Resolution for Waiver of Reading in Full of the 2015 Budget***

This matter was addressed under the Consent Agenda.

- * 6. ***Resolution in Recognition of Patrick M. Quinn Attaining Eagle Scout***

This matter was addressed under the Consent Agenda.

- * 7. ***Resolution in Recognition of Matthew Sidler Attaining Eagle Scout***

This matter was addressed under the Consent Agenda.

- * 8. ***Resolution in Recognition of Corwin Heller Attaining Eagle Scout***

This matter was addressed under the Consent Agenda.

- * 9. ***Social Affairs Permit*** (Kiwanis Club of North Hunterdon-Clinton / July 24 through July 26, 2015 / Solberg Airport Balloon Fest)

This matter was addressed under the Consent Agenda.

- * 10. ***Social Affairs Permit*** (Polish American Citizens Club / May 30, 2015)

This matter was addressed under the Consent Agenda.

- * 11. ***Resolution Authorizing Disposal of Surplus Property***

This matter was addressed under the Consent Agenda.

- * 12. ***Release of Board of Health Escrow (Block 66, Lot 19.17 / 12 Hendrick Road)***

This matter was addressed under the Consent Agenda.

- * 13. ***Release of Police Escrow (Penta Communications)***

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 reported the Township received state aid for the joint Potterstown Road project with Tewksbury and Clinton.

Engineer O'Brien also reported that NJDOT is expecting to receive the *Notice to Proceed* this month to work on the flooding problem on Route 22 westbound.

COMMITTEE REPORTS

Thomas Auriemma

Mr. Auriemma stated that the Recreation Committee is honoring their volunteers and coaches this evening at a dinner.

John Broten

Mr. Broten reported that DPW is working throughout the Township to repair potholes and roads along with getting the fields in shape.

Mr. Broten reported that he rode along with workers from the Transco Pipe Line and observed how well they are managing the relationship with the affected property owners. Mr. Broten added that Transco files two (2) week progress reports with FERC and suggested putting a link on the Township website.

M. Elizabeth Duffy

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

Betty Ann Fort

Mayor Fort reported that she attended a meeting with other Hunterdon County mayors to discuss the new affordable housing obligations.

Samuel Tropello

Mr. Tropello stated that he was pleased the rescue squad will be getting their rescue unit and thanked the Committee for appropriating the funds.

COMMENTS FROM THE PUBLIC

Mark Rosenberg, Clearview Road, commented on the recent airport decision.

Jeff Herzog, Chief of Whitehouse Rescue, thanked the Township Committee on behalf of the rescue squad for their support in funding the rescue vehicle.

Tim Apgar, Chief of Whitehouse Fire Department, clarified a comment about insurance made at the last meeting. Mr. Apgar offered the input of the Chiefs of emergency services when meeting with the professional consultant regarding emergency equipment.

Don Baldwin, Morning Star Road, asked if the Township would resume posting information on the website on the Solberg case along with the most recent decision by Judge Armstrong. Mr. Baldwin also commented on the recent decision on the Solberg case.

Christina Albrecht, Pinebank Road, commented that she has full confidence in this Township Committee and residents of the Township that they can work together to determine a solution.

Paula Baldwin, Morning Star Road, commented on a footnote on page 57 of the recent decision and hopes the Committee will act in good faith moving forward.

Bill Keefe, Hankinson Road, commented on the municipal debt and supported the financial situation of the Township.

Paula Baldwin commented that the municipal portion of the taxes have gone up.

Mark Rosenberg addressed the comments on the amount of debt.

COMMENTS FROM THE GOVERNING BODY

Mr. Broten commented on the achievement of the boy scouts attaining the eagle scouts and also praised Sarah Worthington on being selected for an award from the Flemington Exchange Club.

As there was no further business, ***A MOTION*** was made by Mr. Auriemma at 9:50 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