

**READINGTON TOWNSHIP COMMITTEE
MEETING – September 8, 2015**

Mayor Fort *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 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>
Police Department.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Department of Public Works.....	Personnel.....	“ “ “
Construction Code.....	Personnel	“ “ “
Award of 2015-16 Hunting Bids..... (REBID)	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• August 3, 2015		
• August 11, 2015		
Mt. Laurel Affordable Housing.....	Potential Litigation.....	“ “ “
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6 & 8; 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 Mr. Auriemma to adopt this resolution, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:10 p.m.

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

Executive Session:

Personnel / Police Department

A **MOTION** was made by Mr. Auriemma to approve the hiring of two (2) Class I Police Specials, Nicholas Tsentas and Salvatore Inteli at a starting salary of \$10 per hour, 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

Personnel / Department of Public Works

A **MOTION** was made by Mr. Auriemma to accept the retirement of Daniel Gysi from the Department of Public Works and authorize Administrator Mekovetz to advertise for his replacement, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

Personnel / Construction Code

A **MOTION** was made by Mr. Auriemma to hire Keith Allara as a full time Electrical Sub-Code Official/Inspector at an annual salary of \$65,000 (replacing RJ MacMaster), 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 / Award of 2015-16 Hunting Bids (REBID)

A **MOTION** was made by Mrs. Duffy to award the hunting bid for Block 52.01, Lot 14.06 (Cole Road) to X-Ring Bow and Gun Club as a result of flipping a coin to determine the tie in the amount of \$1,500, 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

A **MOTION** was made by Mrs. Duffy to award the hunting bid for Block 25, Lot 50 (Dreahook Road) to Hart Gun Club in the amount of \$2,500, subject to the bidder providing addresses for the members and articles of incorporation or organizational by-laws/rules within five (5) days, 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 Mrs. Duffy to award the hunting bid for Block 21, Lot 30 (US Highway 22) to Whitetail Hunting Club in the amount \$5,300, 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

Attorney-Client Privilege / Executive Session Minutes / August 3, 2015

A **MOTION** was made by Mr. Broten to approve the Executive Session Minutes of August 3, 2015 for content only, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Executive Session Minutes / August 11, 2015

A **MOTION** was made by Mr. Auriemma to approve the Executive Session Minutes of August 11, 2015 for content only, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Potential Litigation / Mt. Laurel Affordable Housing

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.

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.

Mr. Broten requested to remove the minutes of the meetings from the Consent Agenda and Administrator Mekovetz requested to remove the resolution for the 2015-16 renewal of the liquor licenses.

- * 1. ***Resolution Authorizing the Township of Readington into Enter into a Cooperative Pricing Agreement (Middlesex Regional Educational Services Commission)***

The following resolution was offered for consideration:

#R-2015-90

A Resolution Authorizing the Township of Readington to Enter into a Cooperative Pricing Agreement

WHEREAS, *N.J.S.A. 40A:11-11(5)* authorizes contracting units to establish a Cooperative Pricing Systems and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Middlesex Regional Educational Services Commission, hereinafter referred to as the “Lead Agency” has offered voluntary participation in a Cooperative Pricing System for the purchase of good and services;

WHEREAS, on September 8, 2015 the governing body of the Township of Readington, County of Hunterdon, State of New Jersey duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. This resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Township of Readington.
 2. Pursuant to the provisions of *N.J.S.A. 40A:11-11(5)* the governing body of the Township of Readington is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency
 3. The Lead Agency shall be responsible for complying with the provisions of the *Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.)* and all other provisions of the revised statutes of the State of New Jersey.
 4. This resolution shall take effect immediately upon passage.
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- * 2. ***Release of Security Deposit Escrow / Pines Rod & Gun Club***
 - Pinebank Road (Block 55, Lot 13.51)
 - Summer Road (Block 94, Lot 8)
 - * 3. ***Release of Police Escrow (Fiddler’s Elbow)***
 - * 4. ***Release of Police Escrow (Water Resource Technologies Inc.)***
 - * 5. ***Release of Escrow (Wilmark Building Contractors / Block 40, Lot 1.04)***
 - * 6. ***Release of Driveway Bond (Genesis Building, Inc. / Block 13, Lot 3)***
 - * 7. ***Release of Escrow (AT&T /Cingular / Block 61, Lot 5.02 & Block 17, Lot 9)***
 - * 8. ***Release of Board of Health Escrow (Santoro / Block 45.03, Lot 28.10)***
 - * 9. ***Resolution in Recognition of Steven Grimes Attaining Eagle Scout***

The following resolution was offered for consideration:

#R-2015-91

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Steven Grimes a valued member of his Boy Scout Troop 186, 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 Steven Grimes's Eagle Project involved the construction of a trail segment connecting the Hunterdon County Arboretum and Echo Hill Park; and

WHEREAS, Steven guided scouts from his troop throughout the project which included marking and blazing the trail, clearing brush and grading the footpath; and

WHEREAS, the project also included the design and construction of a raised platform walking over a section of wetlands; and

WHEREAS, Readington Township is thankful for the enhancement of the trail segment 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 October 10, 2015 Steven Grimes 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 Steven Grimes 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.

* 10. **Resolution in Recognition of Samantha Wallace's Gold Award Project**

The following resolution was offered for consideration:

#R-2015-92

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Samantha Wallace a valued member of her Girl Scout Troop is a dedicated young lady who has earned the respect and admiration of her fellow scouts through her active participation in the many programs sponsored by the Girl Scouts of America; and

WHEREAS, Samantha Wallace's Gold Award project involved designing an American Flag drop box stationed at the Readington Township Municipal Building; and

WHEREAS, Samantha has arranged to have the drop box emptied on a regular basis and store the flags until the time of the Flag Burning Ceremony held at the Daughters of the American Revolution Ceremony on Flag Day in June; and

WHEREAS, Readington Township is thankful for the American Flag Retirement Box which provides a convenience for residents to drop off their flags throughout the year; and

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington hereby commends Girl Scout Samantha Wallace for her diligence, determination, and dedication in pursuing her Gold Award awarded by the Girl Scouts of America and congratulates her on attaining this award.

* 11. **Resolution in Recognition of Peter Schoderbek Attaining Eagle Scout**

The following resolution was offered for consideration:

#R-2015-93

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Peter Schoderbek a valued member of his Boy Scout Troop 186, 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 Peter Schoderbek’s Eagle Project involved the design and construction of Mason Bee nest boxes to meet the specific needs of the bees; and

WHEREAS, Peter installed the nest boxes at the Dobozyński Farm Park, Cole Road Greenway Property and the Cushetunk Nature Center and erected signs informing passers-by about the bees, the importance of nectar and pollination; and

WHEREAS, Peter further encouraged pollination by planting ten (10) types of natives flowering plants near the nests; and

WHEREAS, Readington Township is thankful for the education to the residents on the importance of bees in addition to the benefits to the native bees; and

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

WHEREAS, on September 19, 2015 Peter Schoderbek 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 Peter Schoderbek 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.

* 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	4-01	\$ 2,485.68
CURRENT FUND	5-01	\$1,549,192.29
SEWER APPROPRIATIONS	5-02	\$ 158,565.34
TRUST FUNDS	X-03	\$ 171,190.74
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 18,474.40
PAYROLL DEDUCTIONS	X-06	\$ 424,106.48
REG. & LOCAL SCHOOL TAX	X-07	\$5,352,313.00
DUE TO STATE OF NJ	X-09	\$ 25,060.75
CAPITAL	X-14	\$ 482,992.84
CAPITAL	X-15	\$ 305,941.17
CAPITAL	X-66	\$ 31,443.77
TOTAL OF ALL FUNDS		\$8,521,766.46

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

Mr. Broten stated that in the minutes of August 3, 2015 under *Comments from the Public* he had requested that the petition submitted by the citizens regarding the removal of Julia Allen be placed on the agenda. Mr. Broten continued that it was not on the current agenda and asked if it would be placed on a future agenda. Mr. Auriemma reiterated that there is a statute which governs the removal of appointees which does not apply to this particular case and this statute was provided to Mr. Scammel; further opining that no action is warranted. Mr. Broten disagreed and stated that the Committee owes the citizens a proper hearing when a petition is brought forth to bring closure to the issue. It was determined that a vote would be in order to finalize this matter.

A **MOTION** was made by Mr. Broten to the place petition presented to the Township Committee by Mr. Scott Scammel on the next agenda, seconded by Mr. Tropello and on Roll Call vote the following was recorded:

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

Attorney Dragan added that she had a correction to the August 3rd minutes, on Page 12 under the Attorney Report, stating it should read *a request to the Supreme Court* not *Superior Court*.

A **MOTION** was made by Mr. Broten to approve the minutes of the August 3, 2015 meeting, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded. Mrs. Duffy abstained since she was not at that meeting.

A **MOTION** was made by Mr. Broten to approve the minutes of the August 15, 2015 meeting, seconded by Mr. Tropello with a vote of ayes all, nays none recorded. Mrs. Duffy and Mr. Auriemma abstained since they were not at that meeting.

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. Duffy to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Amending and Supplementing the District Regulations of the Research Office (RO) Zoning District Contained in Article IV of Chapter 148 Entitled “Land Development” of the Code of the Township of Readington Land Use Volume

◆ **Ordinance #07-2015**

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

Mrs. Duffy explained that it is the role of the Planning Board to determine the best ways to maximize positive development and minimize the negative development within the Township. Mrs. Duffy further explained that this was done by adding some uses to the Research Office Zoning District to increase possibilities for businesses that may move into town, providing an economic benefit to the town.

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

There were none.

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

Clerk read by Title:

An Ordinance Amending and Supplementing the District Regulations of the Research Office (RO) Zoning District Contained in Article IV of Chapter 148 Entitled “Land Development” of the Code of the Township of Readington Land Use Volume

◆ Ordinance #07-2015

A MOTION was made by Mrs. Duffy to adopt this ordinance, 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 Mrs. Duffy with a vote of ayes all, nays none recorded.

Clerk read by Title:

An Ordinance Amending and Supplementing the Readington Township 2014 Salary Ordinance for Officers and Employees of the Township of Readington

ORDINANCE #08-2015

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

Mr. Broten stated that this was a matter that was discussed when putting together the 2015 Budget and during that process he had pointed out that the salaries of the Township Committee and Mayor were substantially higher than in other towns and wanted to re-address this matter. Administrator Mekovetz clarified that the salaries as listed in this ordinance are the 2014 salaries for members of the Township Committee with no 2% increase. Mr. Broten further added that during the budget discussion he proposed a 25% decrease and wanted to see that done this evening. Administrator Mekovetz explained that the decrease could not be done this evening unless the ordinance was pulled and re-advertised; however, the ordinance could be adopted in the current state and then amended for those salaries, if they chose to do so. The rest of the Committee concurred that they were in favor of holding the salaries at the current rate with no increase.

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

There were none.

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

Clerk read by Title:

***An Ordinance Amending and Supplementing the Readington Township
2014 Salary Ordinance for Officers and Employees of the Township of
Readington***

ORDINANCE #08-2015

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

Mr. Auriemma	- Aye
Mr. Broten	- Nay
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 Mrs. Duffy with a vote of ayes all, nays none recorded.

Clerk read by Title:

***An Ordinance Appropriating \$35,000 from the Housing Trust Fund for the Acquisition of a Deed
Restriction on an Affordable Housing Unit (Block 34, Lt 36.158) in and by the Township of
Readington, in the County of Hunterdon, New Jersey***

ORDINANCE #09-2015

Attorney Dragan stated that this deed restricted affordable housing unit is located in the Whitehouse Village development and the deed restriction has run out. Attorney Dragan continued that pursuant to the affordable housing plan, the Township would seek to renew the deed restrictions on ten (10) units in that development in order to satisfy the plan therefore this would accomplish that goal.

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

There were none.

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

There were none.

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

Clerk read by Title:

***An Ordinance Appropriating \$35,000 from the Housing Trust Fund for the Acquisition of a Deed
Restriction on an Affordable Housing Unit (Block 34, Lt 36.158) in and by the Township of
Readington, in the County of Hunterdon, New Jersey***

ORDINANCE #09-2015

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

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated July 28, 2015 from Sharon Brienza, Township of Branchburg, regarding ***An Ordinance Amending Subsections 9-1.2 and 9-1.3 in Section 9 Entitled “Soil and Soil Removal” of the Land Development Ordinance of the Township of Branchburg.*** No action taken.
2. Notice to Public Service Electric and Gas Company Customers from Alexander Stern, Esq., Associate General Regulatory Counsel regarding ***The Matter of the Petition of Public Service Electric and Gas Company for Approval of Changes in its Electric Green Programs Recovery Charge and its Gas Green Programs Recovery Charge.*** No action taken.
3. Letter dated July 30, 2015 from Frank Simpson, NJ American Water regarding ***the Petition of NJ American Water Company, Inc. for Authorization to Implement a Tariff Supplement Establishing a Distribution System Improvement Charge.*** No action taken.
4. Memorandum dated August 5, 2015 from Denise Doolan, Clerk of Board of Chosen Freeholders regarding ***A resolution Urging Governor Christie to protect Local Property Taxpayers by Respecting the Structure an Preserving the Integrity of the Fiscally Solvent Local Pension System.*** No action taken.
5. Memorandum dated August 11, 2015 from Sharon Brienza, Township of Branchburg, regarding ***An Ordinance Amending the Land Development Ordinance of the Township of Branchburg by Making Permanent and Temporary Changes in the Requirements for Tree Removal, Protection, Reforestation and Replacement in Article 5 and 10.*** No action taken.
6. Memorandum dated August 11, 2015 from Sharon Brienza, Township of Branchburg, regarding ***An Ordinance Amending Subsections 9-1.2 and 9-1.3 in Section 9 Entitled “Soil and Soil Removal” of the Land Development Ordinance of the Township of Branchburg.*** No action taken.
7. Notice of Public Hearing regarding ***A Petition filed with the NJ Board of Public Utilities to extend the term of its Energy Efficiency Programs for an addition four-year term commencing September 1, 2015.*** No action taken.
8. Notice of Public Hearing regarding ***A Petition filed with the NJ Board of Public Utilities to review its Periodic Basic Gas Supply Service rate.*** No action taken.
9. Notice of Public Hearing regarding ***A Petition filed with the NJ Board of Public Utilities to increase base distribution revenues by \$1,341,849 or 0.9% from \$145,377,841 to \$149,719,960 to enable the Company to roll in and recover through base rates the costs of the Elizabethtown Natural Gas Distribution Utility Reinforcement Effort Program.*** No action taken.
10. Letter dated August 18, 2015 from Mark A. Mader, Director of Rates & Regulatory – NJ, JCP&L regarding ***The Matter of the Provision of Basic Generation Service for the Period Beginning June 1, 2016.*** No action taken.
11. Resolution from Delaware Township regarding ***Prohibiting Survey Access by PennEast Pipeline Company LLC.*** No action taken.
12. Memorandum dated August 25, 2015 from Sharon Brienza, Township of Branchburg, regarding ***An Ordinance Amending Subsections 9-1.2 and 9-1.3 in Section 9 Entitled “Soil and Soil Removal” of the Land Development Ordinance of the Township of Branchburg.*** No action taken.

13. Memorandum dated August 25, 2015 from Sharon Brienza, Township of Branchburg, regarding *An Ordinance Amending the Land Development Ordinance of the Township of Branchburg by Making Various Changes to Land Use Definitions and Regulations*. No action taken.
14. Notice of Public Hearing from Eugene Chebra, Assistant Director, Municipal Finance and Construction Element, Division of Water Quality regarding *The Proposed FFY2016 Priority System, Intended Use Plan and Project Priority List Document (Clean Water Financing)*. No action taken.
15. Notice of Public Hearing from Steven Gouin, Esq. Giordano, Halleran & Ciesla regarding *An Application for a Preliminary Major Site Plan Approval submitted by 110-112 Main, LLC*. No action taken.

NEW BUSINESS

1. ***Farmland Preservation / Profeta Farms (Block 75, Lots 19, 30 and 30.02)*** – memo dated August 5, 2015 from Juergen Huelsebusch, Chairman of Open Space Advisory Board

Mrs. Duffy stated that Paul Profeta received approval from the Planning Board for an organic farm and a 25,000 sq. farm stand market. Mrs. Duffy continued that Mr. Profeta made an application for funding from the County and the State and in response, Stephanie Miller, project manager from the State Agricultural Development Commission (SADC), requested consideration for the Township to fund a portion of the preservation of this property and also whether the Township would commit the balance of its County Trust Funds, Municipal Grant Funds and balance of State Municipal PIG account for use in preserving the farm.

Juergen Huelsebusch, Chairman of Open Space Advisory Board, stated this property is 343 acres of land between Pleasant Run, 202 and Summer Road with prime soils, contiguous to farmland and municipal open space, in addition to the Pleasant Run and tributaries running through it and located next to Readington Trail System. Mr. Huelsebusch presented the recommendations for funding the program to preserve this property. John Klotz reiterated the Board's request as outlined in the Open Space Advisory Board's letter of August 5, 2015.

A MOTION was made by Mrs. Duffy to respond to Stephanie Miller, Project Manager with SADC, following the outline of the Open Space Advisory Board's August 5th letter agreeing that Readington will commit the outstanding balance accrued under the Hunterdon County Municipal Grant's program and agreeing the Readington will recommend that the available fund balance in the State Agricultural Municipal Pig Program be transferred to the County for the preservation of the Profeta Farms, 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

2. ***Special Events Permit for Signature Salon & Spa Fundraiser / October 18, 2015***

A MOTION was made by Mr. Broten to approve the Special Events Permit for the Signature Salon & Spa Fundraiser, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

3. **Board of Adjustment Vacancy** (1st Alternate)

Mayor Fort stated that due to the resignation of Keith Hendickson there is a vacancy on the Board of Adjustment.

A **MOTION** was made by Mrs. Duffy to appoint Alan Harwick as 1st Alternate to the Board of Adjustment, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

4. **Plan for Fully Funding Teacher's Pensions** – Proposed letter from Mr. Tropello

Mr. Tropello stated that he had drafted a letter with regard to the Assemblyman Ciattarelli's plan for funding teacher's pension and requested consideration from the Committee to send the letter. Mr. Tropello summarized that State Assembly and the Governor have been unable or unwilling to fund the teacher's pension fund and would force the payment to be paid through the municipalities without any recourse other than to increase property taxes and/or debt. Mr. Tropello continued that the municipalities and counties are diligent in meeting all of their own pension obligations and they are fully funded. Mr. Tropello requested that the letter be sent to the Governor, Assembly and also municipalities in our County. Mayor Fort stated that she felt she did not have enough information to take a position and offered the option of having Assemblyman Ciattarelli come to a meeting to provide more information. Mrs. Duffy opined, that although she also has limited information, it is her understanding that the proposal would be to get other communities that are under paying to pay more, which may not harm Readington or any municipality in Hunterdon County in any way. Mrs. Duffy added that there are many positive things in the plan which could save money and the Township may benefit from this plan. Mrs. Duffy recommended to anyone interested, to read the article written by Assemblyman Ciattarelli in the Star Ledger first, before inviting Assemblyman Ciattarelli to come to a meeting.

5. **Request to Reduce Performance Bond / Renaissance at Readington / Phase I** – letter dated September 3, 2015 from Engineer Rob O'Brien

Engineer O'Brien provided an update on the status of the project and recommended reducing the bond.

The following resolution was offered for consideration:

#R-2015-94

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Toll Brothers, Inc. did on July 15, 2015 file a written request with the Township of Readington for a further reduction in Cash Performance Guarantee Check #3501 in the amount of \$168,232.08 and Performance Bond #1058594692 in the amount of \$1,514,088.72 for work completed on Renaissance at Readington, Phase I, Block 36, Lot 49; and

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

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

WHEREAS, the Township Engineer has supplied a reduced bond amount for Cash Performance Guarantee Check #3501 and Performance Bond #1058594692, as indicated in his letter of September 3, 2015 based upon the Municipal Land Use Law.

Resolution #R-2015-94 cont'd:

BOND OR CHECK	CURRENT BONDED AMOUNT @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTY @ 120%
Travelers Casualty & Surety Co. of America #1058594692	\$ 597,124.22	\$ 197,722.02	\$ 397,402.20
Check #3501	\$ 66,347.14	\$ 23,439.34	\$ 42,907.80
Total	\$ 663,471.36	\$ 234,393.36	\$ 429,078.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to reduce Cash Performance Guarantee Check #3501 and Performance Bond #1058594692, as recommended by the Township Engineer; and

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

A **MOTION** was made by Mr. Broten to adopt this resolution, 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

6. **Request to Reduce Performance Bond / Renaissance at Readington / Phases 2-4** – letter dated September 3, 2015 from Engineer Rob O’Brien

Engineer O’Brien provided an update on the status of the project and recommended reducing the bond.

The following resolution was offered for consideration:

#R-2015-95

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, Toll Brothers did on July 15, 2015 file a written request with the Township of Readington for a reduction in Cash Performance Guarantee Check #9335633 in the amount of \$213,159.63 and Performance Bond #019044648 in the amount of \$1,918,436.67 for work completed on Block 36, Lot 49 (Renaissance at Readington, Phases 2-4); and

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

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

WHEREAS, the Township Engineer has supplied a reduced bond amount for Cash Performance Guarantee Check #9335633 and Performance Bond #019044648, as indicated in his letter of September 3, 2015 based upon the Municipal Land Use Law requirement:

Resolution #R-2015-95 cont'd:

BOND OR CHECK	CURRENT BONDED AMOUNT @ 120%	RECOMMENDED REDUCTION FOR WORK COMPLETED @ 120%	REMAINING PERFORMANCE GUARANTY @ 120%
Liberty Mutual Insurance #019044648	\$2,244,336.27	\$ 995,504.39	\$1,248,831.88
Check #9335633	\$ 249,370.70	\$ 110,611.60	\$ 138,759.10
Total	\$2,493,706.97	\$1,106,115.99	\$1,387,590.08

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to reduce Cash Performance Guarantee Check #9335633 and Performance Bond #019044648, as recommended by the Township Engineer; and

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

A **MOTION** was made by Mr. Auriemma to adopt this resolution, seconded by Mr. 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

7. Resolution Authoring Alcoholic Beverage License Renewals (2015-16)

The following resolution was offered for consideration:

#R-2015-96

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 2015-2016 be approved:

PLENARY RETAIL CONSUMPTION:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-33-009-007	Kalli 2 LLC	\$2,214.60	\$200.00
1022-33-007-006	Bensi of Whitehouse Station, LLC.	\$2,214.60	\$200.00

CLUB:

<u>LICENSE NUMBER</u>	<u>LICENSE HOLDER</u>	<u>MUNICIPAL FEE</u>	<u>STATE FEE</u>
1022-31-010-002	Whitehouse American Legion Post #284	\$150.00	\$200.00

A **MOTION** was made by Mr. Broten to adopt this resolution, 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

- * 8. ***Resolution Authorizing the Township of Readington into Enter into a Cooperative Pricing Agreement (Middlesex Regional Educational Services Commission)***

This matter was addressed under the Consent Agenda.

- * 9. ***Release of Security Deposit Escrow / Pines Rod & Gun Club***
- Pinebank Road (Block 55, Lot 13.51)
 - Summer Road (Block 94, Lot 8)

This matter was addressed under the Consent Agenda.

- * 10. ***Release of Police Escrow (Fiddler's Elbow)***

This matter was addressed under the Consent Agenda.

- * 11. ***Release of Police Escrow (Water Resource Technologies Inc.)***

This matter was addressed under the Consent Agenda.

- * 12. ***Release of Escrow (Wilmark Building Contractors / Block 40, Lot 1.04)***

This matter was addressed under the Consent Agenda.

- * 13. ***Release of Driveway Bond (Genesis Building, Inc. / Block 13, Lot 3)***

This matter was addressed under the Consent Agenda.

- * 14. ***Release of Escrow (AT&T /Cingular / Block 61, Lot 5.02 & Block 17, Lot 9)***

This matter was addressed under the Consent Agenda.

- * 15. ***Release of Board of Health Escrow (Santoro / Block 45.03, Lot 28.10)***

This matter was addressed under the Consent Agenda.

- * 16. ***Resolution in Recognition of Steven Grimes Attaining Eagle Scout***

This matter was addressed under the Consent Agenda.

- * 17. ***Resolution in Recognition of Samantha Wallace's Gold Award Project***

This matter was addressed under the Consent Agenda.

* 18. ***Resolution in Recognition of Peter Schoderbek Attaining Eagle Scout***

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 reported that she has completed eighteen (18) out of the twenty (20) Sewer Advisory resolutions.

Attorney Dragan reported that Township Planner, Michael Sullivan, requested authorization to work with Engineer O'Brien for information he needs from an affordable housing perspective with regard to sewer.

A ***MOTION*** was made by Mr. Broten to authorize Engineer O'Brien to work with Township Planner Michael Sullivan and on Roll Call vote the following was recorded:

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

ENGINEER'S REPORT

Engineer O'Brien reported that the road reclamation project is complete, commending the Department of Public Works Road Department for all their efforts and added that the project came in \$65,000 under budget.

Engineer O'Brien reported that he is still waiting for the DOT to set up the meeting regarding the flooding by Merck.

COMMITTEE REPORTS

Thomas Auriemma

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

John Broten

Mr. Broten updated the Committee on the status of the pipeline. Mayor Fort commended Mr. Broten on his job of keeping the Committee and the public informed on the status of the pipeline.

M. Elizabeth Duffy

Mrs. Duffy reported on the new Cushetunk Lake Trail which will be developed as part of an Eagle Scout project.

Betty Ann Fort

Mayor Fort commended Eagle Scouts Steven Grimes and Peter Schoderbek on achieving their Eagle Scout Award and Girl Scout Samantha Wallace on achieving her Gold Award.

Mayor Fort reported that there was a lecture on the Lenape Indians at the Museum.

Samuel Tropello

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

COMMENTS FROM THE PUBLIC

Donald Baldwin, Morning Star Road, commended those involved in road reclamation for coming in \$65,000 under budget. Mr. Baldwin also thanked Mr. Broten for researching salaries of other Township Committees and his attempt to reduce those salaries.

Mr. Baldwin asked about the criteria for including correspondence on the agenda and admonished the Committee for not addressing the petition.

Paula Baldwin asked about a matter in Executive Session with regard to Potential Litigation.

Scott Scammell, Dreahook Road, asked the Committee for an update on the sale of Merck.

COMMENTS FROM THE GOVERNING BODY

Mr. Broten requested Administrator Mekovetz to double check the salary ordinance numbers for the Mayor and Township Committee.

Mr. Tropello commented on Mr. Profeta's leasing of properties for his organic farming, adding that this is a positive benefit for the Township.

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