

**READINGTON TOWNSHIP COMMITTEE  
MEETING – June 1, 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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
Construction Code.....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Recreation Department .....	Personnel.....	“ “ “
Award of 2015 Rd Reclamation Bid....	Contract Negotiations.....	“ “ “
Developers Agreement / ..... Regency at Readington (Phase 5) Block 36, Lot 49)	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • May 18, 2015	Attorney-Client Privilege.....	“ “ “
Council on 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.....	“ “ “
388 Route 22 Readington Realty..... Holdings, LLC	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 7:30 p.m.

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

**Executive Session:**

**Personnel / Construction Code**

A **MOTION** was made by Mrs. Duffy to hire Paul Esposito as a full time Electrical Sub-Code Official/Inspector at an annual salary of \$65,000, 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 / Recreation Department / Summer Camp Counselors**

A **MOTION** was made by Mr. Broten to approve the following counselors for the summer recreation program with a 2% increase for the returning counselors, effective June 22<sup>nd</sup> through July 31<sup>st</sup>, held at Whitehouse School, Holland Brook and Readington Middle School:

<b>NAME</b>	<b>HOURLY RATE</b>	<b>NAME</b>	<b>HOURLY RATE</b>
Jacqueline Villa	\$9.00	David Marcello	\$9.36
Aedan Boyle	\$8.40	Vicki Marcini	\$17.69
Gabrielle Baum	\$9.18	David Mazzucco	\$9.18
Allie Brembt	\$8.40	Ryan McCarthy	\$9.36
Xavier Brooks	\$9.18	Brett Monastersky	\$9.00
Bill Campi	\$11.00	Jason Monastersky	\$9.00
Francesca Caravano	\$9.18	Annie Nazzaro	\$9.00
Robert Chiaravalloti	\$9.18	Anna Nicholas	\$9.36
Matthew Chiaravalloti	\$8.40	Jason Noone	\$9.18
Taylor Cunningham	\$10.00	Natalia Pagano	\$9.00
Elizabeth Eckel	\$8.40	Stephanie Pierson	\$9.82
Denise Hawkins	\$13.53	Kayla Polito	\$8.40
Rebecca Hawkins	\$9.00	Krisin Polito	\$16.90
Melissa Heintz	\$9.00	Colin Previte	\$9.00
Julie Hyland	\$9.00	Christiana Roberts	\$10.00
Katie Hyland	\$9.00	Emily Roberts	\$9.18
Lindsey Huston	\$9.00	Jonathan Roberts	\$8.40
Jamie Kindervatter	\$11.00	Jeremy Wright	\$9.36
Matthew Wougek	\$9.00	Madison Hunt	\$9.00
Madison Kindervatter	\$9.36	Patricia Marcine	<i>Salary</i>
Kristin Sorrentino	\$9.00		
Emily LaMorte	\$8.40	<b>BUS DRIVERS:</b>	
David Leshik	\$8.40	Debbie Hill	\$17.69
Kiera Librera	\$9.18	Melissa Flannery	\$15.86
Alexandra Livesey	\$9.00	Justine McAndrews	\$14.63

***This Motion*** was 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

***Contract Negotiations / Award of 2015 Road Reclamation Bid***

A ***MOTION*** was made by Mrs. Duffy to award the contract to Reclamation, LLC for the 2015 Road Reclamation Bid in the amount of \$327,194.40, seconded by Mr. Broten and on Roll Call the following vote was recorded:

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

***Contract Negotiations / Developers Agreement / Regency at Readington (Phase5 ) Block 36, Lot 49***

A ***MOTION*** was made by Mr. Broten to approve the Developers Agreement for Phase 5(a) of Regency at Readington, 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 / May 18, 2015***

A ***MOTION*** was made by Mr. Tropello to approve the Executive Session Minutes of May 18, 2015 for content only, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

***Potential Litigation / Council of 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.

***Litigation / 388 Route 22 Readington Realty Holdings, LLC***

A ***MOTION*** was made by Mrs. Duffy to authorize sending a letter to the sewer allocation holders for an analysis of sewer capacity, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

***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 May 18, 2015

- \* 2. ***Permit Fee Refund / Block 38, Lot 30/31*** (31 Coddington Road)
- \* 3. ***Postponement of Mortgage*** (LeMieux / 404 South Branch Drive)
- \* 4. ***Resolution Authorizing Morris Count Cooperative Purchase (Road Resurfacing)***

The following resolution was offered for consideration:

***#R-2015-60***

***TOWNSHIP OF READINGTON  
RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES***

***WHEREAS***, the Township of Readington wishes to purchase road resurfacing materials from an authorized vendor under the Morris County Cooperative Purchasing Program; and

***WHEREAS***, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

***WHEREAS***, Tilcon New York, Inc., 625 Mt. Hope Road, Wharton , New Jersey, 07885 has been awarded Morris County Cooperative Contract No. #6 (categories A, B and C) for road resurfacing for the period of one (1) year, January 1, 2015 – December 31, 2015; and

***WHEREAS***, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$975,000; and

***WHEREAS***, the Chief Finance Officer has certified the availability of funds for this contract.

***NOW THEREFORE BE IT RESOLVED***, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that Tilcon New York, Inc. be awarded a contract for road resurfacing ; and

***BE IT FURTHER RESOLVED***, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

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

- \* 5. ***Resolution Authorizing Morris Count Cooperative Purchase (Road Resurfacing/ Curbing)***

The following resolution was offered for consideration:

***#R-2015-61***

***TOWNSHIP OF READINGTON  
RESOLUTION AUTHORIZING MORRIS COUNTY COOPERATIVE PURCHASES***

***WHEREAS***, the Township of Readington wishes to purchase road resurfacing materials from an authorized vendor under the Morris County Cooperative Purchasing Program; and

***WHEREAS***, the purchase of goods and services by local contracting units is authorized by the Local Public Contracts Law, *N.J.S.A. 40A:11-12*; and

***WHEREAS***, D&L Paving Contractors, Inc., 681 Franklin Avenue, Nutley , New Jersey, 07110 has been awarded Morris County Cooperative Contract No. #6 (category G) for road resurfacing (curbing), for the period of one (1) year, January 1, 2015 – December 31, 2015; and

**Resolution #R-2015-61 cont'd:**

**WHEREAS**, the purchasing agent recommends the utilization of this contract on the grounds that it represents the best price available, not to exceed \$50,000; and

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that D&L Paving Contractors, Inc. be awarded a contract for road resurfacing (curbing) ; and

**BE IT FURTHER RESOLVED**, The Mayor and Township Clerk are hereby authorized to sign the contract documents necessary to effectuate the award of this contract. The Township Attorney shall review any and all contractual documents prepared in furtherance of this award; and

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

- \* 6. **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)
- \* 7. **Tax Lien Redemption**

The following resolution was offered for consideration:

**READINGTON TOWNSHIP**

**HUNTERDON COUNTY, STATE OF NEW JERSEY**

**RESOLUTION**

**WHEREAS**, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 95, Lot 12.375 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 \$ 872.00, plus a premium paid in the amount of \$1,000.00, known as Tax Sale Certificate #2014-030, to the lienholder, FWDSL & Associates, LP.

- \* 8. **Tax Refund**

**READINGTON TOWNSHIP**

**HUNTERDON COUNTY, STATE OF NEW JERSEY**

**RESOLUTION**

**WHEREAS**, the Readington Township Tax Collector has recommended the following refunds for property taxes:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>AMOUNT</u>
2015			
95/12.138	Mark & Lourdes M. Carrillo	Overpayment	\$1,646.47
45.02/80	PNC Mortgage	Overpayment	943.41

**Tax Refund Resolution cont'd:**

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Treasurer is hereby authorized to refund the amount recommended.

- \* 9. **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	\$ 333.71
CURRENT FUND	5-01	\$ 347,696.27
SEWER APPROPRIATIONS	5-02	\$ 100,731.00
TRUST FUNDS	X-03	\$ 26,503.32
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 26,931.36
PAYROLL DEDUCTIONS	X-06	\$ 137,614.72
REG. & LOCAL SCHOOL TAX	X-07	\$2,362,156.00
CAPITAL	X-14	<u>\$ 22,701.04</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$3,024,667.42</b>

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

**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 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**

Attorney Dragan stated that after the introduction and publication of the ordinance it was discovered that the *Schedule A* exhibit drawing had a minor typo. Attorney Dragan clarified that the zone marked B/AR should be B, further adding that an amended map has been printed and is available for review.

Jennifer Loheac, Esq., Becker and Poliakoff, LLP, concurred that they have discussed the changes and their client is fine with the amendment.

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

Mark Lestuk, Hendrick Road, questioned if a property owner adjacent to Walmart would be able to tie into the future sewer service area.

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 Mr. Tropello with a vote of ayes all, nays none recorded.

Clerk read by Title:

***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**

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

**CORRESPONDENCE / OTHER INFORMATION**

1. Memorandum dated May 20, 2015 from Roberta Brassard, Township of Tewksbury, regarding ***An Ordinance of the Township of Tewksbury, County of Hunterdon, State of NJ to Amend and Supplement the Township of Tewksbury Development Regulations Ordinance, Specifically Article VII, “Zoning Provisions” to Add “Solar or Photovoltaic Energy Facilities and Structures” as a New Category in the Permitted Accessory Uses for the HL Highlands District and to Amend “Additional Accessory Use Provisions” to Clarify the Spacing Requirements for Roof Mounted Solar Panels.*** No action taken.
2. Notice to Public Service Electric and Gas Company Customers from Martin Rothfelder, Esq., Associate General Regulatory Counsel regarding ***The Matter of the Petition of Public Service Electric and Gas Company for Approval of a Gas System Modernization Program and Associated Cost Recovery Mechanism.*** No action taken.
3. Notice to Public Service Electric and Gas Company Customers from Martin Rothfelder, Esq., Associate General Regulatory Counsel regarding ***The Matter of the Petition of Public Service Electric and Gas Company to Modify its Manufactured Gas Plant Remediation.*** No action taken.

**NEW BUSINESS**

- \* 1. ***Permit Fee Refund / Block 38, Lot 30/31*** (31 Coddington Road)  
This matter was addressed under the Consent Agenda.
- \* 2. ***Postponement of Mortgage*** (LeMieux / 404 South Branch Drive)

This matter was addressed under the Consent Agenda.

\* 3. ***Resolution Authorizing Morris Count Cooperative Purchase (Road Resurfacing)***

This matter was addressed under the Consent Agenda.

\* 4. ***Resolution Authorizing Morris Count Cooperative Purchase (Road Resurfacing/  
Curbing)***

This matter was addressed under the Consent Agenda.

\* 5. ***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 was addressed under the Consent Agenda.

***ADMINISTRATOR'S REPORT***

Administrator Mekovetz stated that she had looked into bonding for the local improvement ordinance for Foothill Road; however, because it is chip seal it cannot be bonded and would have to be covered under the general operating budget.

***ATTORNEY'S REPORT***

Attorney Dragan reported she is in the process of working on the hunting agreement.

***ENGINEER'S REPORT***

Engineer O'Brien reported that there will be a pre-con meeting for the road reclamation which hopefully will begin at the end of the month.

Engineer O'Brien reported that Halls Mill Road will be milled next week.

***COMMITTEE REPORTS***

**Thomas Auriemma**

Mr. Auriemma thanked all the volunteers who helped to make the Memorial Day Parade a success this year.

**John Broten**

Mr. Broten reported that the drainage preparation on Ridge Road has been completed in anticipation of the reclamation work to be done.

**M. Elizabeth Duffy**

Mrs. Duffy reported that the trail kiosk and the accent fence in Deer Path Park at the trailhead for the Readington river trail was vandalized.

**Betty Ann Fort**

Mayor Fort stated that she had nothing further to report.

**Samuel Tropello**

Mr. Tropello reported that Buffalo Farm Festival was great and thanked everyone that attended to help fundraise for the rescue squad.

***COMMENTS FROM THE PUBLIC***

Bob Schoenfeld, Oldwick Road, thanked Mr. Auriemma for all his efforts in making the Memorial Day Parade what it is today. Mr. Schoenfeld also commented on a recent article regarding statements made by Mr. Auriemma in reference to campaigning at the Memorial Day Parade.

Donald Baldwin, Morning Star Road, commented on the petition presented by Mr. Scammel at the last meeting and asked the Committee if there was any response to that petition.

John Anderson, JCP&L, provided the Committee an updated status on the improvements that they are currently working on in the Township.

***COMMENTS FROM THE GOVERNING BODY***

Mr. Auriemma addressed the comments made by Mr. Schoenfeld.

Mr. Broten responded to the comments made by Mr. Auriemma.

Mayor Fort commented on campaigning at the Community Day versus the Memorial Day Parade.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 8:07 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