

**READINGTON TOWNSHIP COMMITTEE  
MEETING – March 7, 2016**

Deputy Mayor Duffy *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:** Deputy Mayor M. Duffy, Mr. J. Broten, Mr. B. Smith, Mr. S. Tropello  
*Mayor Fort joined the meeting at approximately 6:45 p.m.*

**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>
Cole (Block 67, Lot 12).....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• February 16, 2016		
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.....	“ “ “
Solberg Aviation v. Township of ..... Readington Civil Action (Prerogative Writ)	Litigation.....	“ “ “
Police Department.....	Personnel.....	“ “ “
Municipal Court.....	Personnel.....	“ “ “
Readington Jr. Baseball ..... Cornhuskers Park	Contract Negotiations.....	“ “ “

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. Broten to adopt this resolution, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

The meeting reconvened at 8:50 p.m.

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

***Executive Session:***

*Mayor Fort turned over the Executive Session over to Deputy Mayor Duffy since she missed the earlier portion of the meeting.*

***Contract Negotiations / Cole (Block 67, Lot 12)***

A **MOTION** was made by Mr. Broten to approve the State’s Contract Form for the preservation of the Cole Property, seconded by Mr. Smith and on Roll Call vote the following was recorded:

Mr. Broten - Aye  
Mr. Smith - Aye  
Mr. Tropello - Aye  
Deputy Mayor Duffy -Aye

***Attorney-Client Privilege / Executive Session Minutes / February 16, 2016***

A **MOTION** was made by Mr. Smith to approve the Executive Session Minutes of February 16, 2016 for content only, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

*At this time Mayor Fort took over the remaining Executive Session matters.*

***Potential Litigation / Affordable Housing***

The following resolution was offered for consideration:

***#R-2016-41***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, there exists a need for a Special Master in the Mount Laurel action entitled “RE: Township of Readington” (Docket No. HNT-L-3015-15); and

***WHEREAS***, pursuant to Order Prepared by the Court (Docket No. HNT-L-3015-15), dated October 23, 2015 Frank Banisch, PP AICP, has been appointed as Special Master for Petitioner Readington Township and Interveners Fair Share Housing Center, Ryland Developers, Readington Commons II, SAR I, LLC, LHR/BHN/RAH Group and US Land Resources, LP and any other interveners; and

***WHEREAS***, Readington Township shall establish an escrow account with an initial deposit of \$5,000 to be held and administered by the municipality and each Intervener (except for Fair Share Housing Center) shall place an initial sum of \$2,000 in the escrow account; and

***WHEREAS***, the Township of Readington shall be charged with billing and collecting monies due from Interveners (except for Fair Share Housing Center ) and payment to the Special Master; and

**Resolution #R-2016-41 cont'd:**

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington as follows:

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:
    - ◆ Frank Banisch, Banisch Associates, Inc. as a Special Master in potential Affordable Housing litigation at costs as detailed in the Court Order.
  2. Said contract shall expire upon completion of the project.
  3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
3. This Resolution shall take effect immediately.

**A MOTION** was made by Mrs. Duffy to authorize setting up an escrow to administer the special Master's fees per court order, seconded by Mr. Broten and on Roll Call vote the following was recorded:

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

***Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 39, Lot 24 and Block 67, Lot 2***

Mayor Fort stated that this matter remains in Executive Session.

***Litigation / Solberg Aviation v. Twp. of Readington Civil Action (Prerogative Writ)***

Mayor Fort stated that this matter remains in Executive Session.

***Personnel / Police Department***

**A MOTION** was made by Mrs. Duffy to hire David Bodine as a Patrolman recruit at a salary of \$40,000 effective March 8, 2016, seconded by Mr. Broten and on Roll Call vote the following was recorded:

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

***Personnel / Municipal Court***

**A MOTION** was made by Mr. Broten to approve the termination of Debra Hamrah based on her loss of required certification, seconded by Mrs. Duffy and on Roll Call vote the following was recorded:

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

***Contract Negotiations / Readington Jr. Baseball / Cornhuskers Park***

A **MOTION** was made by Mrs. Duffy to charge Readington Jr. Baseball a reduced rate of \$3,500 for the use of the Cornhuskers and Pickell Park fields for 2016, ensuring Readington Jr. Baseball pays their equitable share of Township’s maintenance costs comparable to that paid by participants in other youth recreation sports programs such as soccer, softball and baseball, seconded by Mr. Tropello and on Roll Call vote the following was recorded:

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

*Mr. Broten commented that he would like to request that there be a full accounting of the money that comes from Readington Baseball and the use for those fields.*

**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. Tropello requested to remove *Item #4 Under New Business* from the Consent Agenda.

- \* 1. **APPROVAL OF MINUTES** of meeting of February 16, 2016
- \* 2. **Blue Light Permit** (Adolfo Kohara)
- \* 3. **Red Light Permit** (William Apsley)
- \* 4. **NJ State Firemen’s Association Membership Application** (Lee Didonato)
- \* 5. **Release of Board of Health Escrow** (Austad / Block 4, Lot 9)
- \* 6. **Permit Fee Refund** (Wilmark Builders / Block 40, Lot 1.08)
- \* 7. **Resolution Reporting on 2015 Board of Adjustment Variance Applications**

The following resolution was offered for consideration:

**RESOLUTION OF THE BOARD OF ADJUSTMENT  
OF THE TOWNSHIP OF READINGTON**

**REPORT ON VARIANCE APPLICATIONS – 2015**

**WHEREAS**, the Board of Adjustment of Readington Township, pursuant to 40:55D-70.1, has undertaken annual review of its decisions on applications and appeals for variances; and

**WHEREAS**, the Board desires to set forth by Resolution its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revisions; and

**2015 Board of Adjustment Report of Variance Application cont'd:**

**WHEREAS**, the Board directs its staff to forward copies of the report and Resolution to the Governing Body and Planning Board;

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Adjustment of Readington Township as follows: The following is a list of variances granted:

<b>APPLICANT</b>	<b>DESCRIPTION</b>
Della Pello, Block 14, Lot 4.06 – 14 Ryland Road North, Whitehouse APPROVED February 19, 2015 <b>Memorialized March 19, 2015</b>	Approved a D(4) variance for an increase in F.A.R. by approximately 52 square feet. Approved a bulk variance for a front yard setback due to current on-site features, i.e. in-ground swimming pool.
Whitehouse Auto Service, Block 18, Lot 12 – 378 Route 22 West, Whitehouse APPROVED July 16, 2015 <b>Memorialized August 20, 2015</b>	Approved a D(2) variance for the expansion of a pre-existing non-conforming use to convert second floor storage space into an office and half-bathroom. Approved a D(4) variance for F.A.R. to expand the useable floor area.
Kerwin, Block 42, Lot 1 – 402 Route 523, Whitehouse Station APPROVED July 16, 2015 <b>Memorialized August 20, 2015</b>	Approved a use variance to convert the ECHO cottage currently located on their property into an accessory use guest cottage.
Plaza 22 Corporation, Block 36, Lot 65 – 649 Route 22 East, Whitehouse Station DENIED August 20, 2015 <b>Memorialized September 17, 2015</b>	Denied a use variance to build a mixed-use building in the PO Zone
Liberatoscioli, Block 8, Lot 10 – 2 Central Avenue, Whitehouse Station APPROVED September 17, 2015 <b>Memorialized October 15, 2015</b>	Approved a variance to allow for a six (6) foot high fence.

\* 8. **Payment of Bills** – (Complete bill list is on file in Clerk’s Office)

<b><u>Fund Description</u></b>	<b><u>Fund No.</u></b>	<b><u>Received Total</u></b>
CURRENT FUND	5-01	\$ 1,212.58
CURRENT FUND	6-01	\$ 547,318.65
SEWER APPROPRIATIONS	6-02	\$ 102,307.83
TRUST FUNDS	X-03	\$ 28,005.24
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 13,426.96
PAYROLL DEDUCTIONS	X-06	\$ 148,424.24
REG. & LOCAL SCHOOL TAX	X-07	\$5,429,060.00
DUE TO STATE OF NJ	X-09	\$ 19,839.00
2015 CAP. IMPROVEMENTS	X-15	\$ <u>86.00</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$6,289,680.50</b>

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

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

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

Kim Uvenio, 145 Readington Road, inquired about the ordinance listed on the agenda with regard to adding a new zoning district entitled “PND-2 Planned Neighborhood Development Zone.”

**CORRESPONDENCE / OTHER INFORMATION**

1. Notice of Public Hearing from Day Pitney, LLP regarding *Fiddler’s Elbow Country Club Appearing Before Township of Bedminster Land Use Board Concerning an Application for Amended Preliminary and Final Site Plan Approval to Modify the Approved Plan For Country Club Renovations at Property Located at 811 Rattlesnake Bridge Road.* No action taken.
2. Memorandum dated February 23, 2016 from Sharon Brienza, Municipal Clerk, Township of Branchburg regarding *An Ordinance Amending the Land Development Ordinance of the Township of Branchburg by Amending Article IV Entitled Supplementary Zoning Regulations.* No action taken.
3. Notice to Public Service Electric and Gas Customers from Martin Rothfelder, Associate General Regulatory Counsel regarding *the Matter of Petition of Public Service Electric and Gas Company to Modify its Manufactured Gas Plant Remediation Component within its Electric Societal Benefits Charge and its Gas During the Remediation Adjustment Charge Period.* No action taken.
4. Readington Township Board of Adjustment Public Notice from Ernest Renda, Esq. regarding *Plaza 22 Corporation Appealing to Board of Adjustment, Township of Readington from a Denial by the Zoning Officer of its Application for a Zoning Permit to Permit Construction of a Diner and Related Site Improvements.* No action taken.

**NEW BUSINESS**

1. *An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A: 45.14) – Calendar Year 2016*

The following ordinance was offered for introduction:

**CALENDAR YEAR 2016  
ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A: 4-45.14)**

**ORDINANCE #02-2016**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 0% unless authorized by ordinance to increase it to 3.5% over the previous year’s final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**Ordinance #02-2016 cont'd:**

**WHEREAS**, the Township Committee of the Township of Readington in the County of Hunterdon finds it advisable and necessary to increase its CY 2016 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Township Committee of the Township of Readington hereby determines that a 3.5 % increase in the budget for said year, amounting to \$ 482,640. in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Township Committee of the Township of Readington hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Readington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2016 budget year, the final appropriations of the Township of Readington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to \$ 482,640, and that the CY 2016 municipal budget for the Township of Readington be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

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

*The Public Hearing was scheduled for March 21, 2016 at 7:45 p.m.*

2. ***An Ordinance Amending and Supplementing the District Regulations Contained In Articles III and IV of Chapter 148 Entitled "Land Development" of the Code of the Township of Readington Land Use Volume to Add a New Zoning District Entitled "PND-2 Planned Neighborhood Development Zone" and Related Provisions***

The following ordinance was offered for introduction:

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE DISTRICT REGULATIONS CONTAINED IN ARTICLES III AND IV OF CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON LAND USE VOLUME TO ADD A NEW ZONING DISTRICT ENTITLED “PND-2 PLANNED NEIGHBORHOOD DEVELOPMENT ZONE” AND RELATED PROVISIONS**

**Ordinance # 03-2016**

**BE IT ORDAINED** by the Mayor and Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey that Chapter 148 entitled “Land Development” of the Township of Readington Land Use volume shall be amended to add a new zoning district entitled “PND-2 Planned Neighborhood Development Zone” as follows (new language is underlined thus; deleted language is bracketed [thus]):

**SECTION 1. a. Article III Zoning Districts, Section 148.10** is amended to add an additional district entitled “PND-2 Planned Neighborhood Development Zone”.

b. **Article III Zoning Map, Section 148.11** is amended to reflect an additional district entitled the “PND-2 Planned Neighborhood Development Zone” as shown on the map attached hereto as Schedule A, which shall be incorporated into the Zoning Map attached as Exhibit “6” (Attachment 7.6) in the “Attachment” section of the Land Use Ordinance, upon adoption of this ordinance amendment.

**SECTION 2. Sec. 148-27 of Article IV District Regulations** is amended as follows

**Sec. 148-27. [(Reserved)] PND-2 Planned Neighborhood Development Zone.**

A. Purpose.

(1) The PND-2 Zone is intended to provide for a planned residential development of single-family detached dwellings pursuant to the settlement of the litigation entitled *Ryland Developers, LLC, v. The Township of Readington, et al.*, Docket Number HNT-L-496-09. Development within the PND-2 zone shall be substantially consistent with the Concept Plan, entitled “Ryland Developers: Residential Concept for Lots 29.02 & 29.03 in Block 14, situated in Readington Township, Hunterdon County, New Jersey” and dated July 2, 2015 and revised September 29, 2015 (“Concept Plan”), that is attached to the Settlement Agreement regarding the above referenced litigation (“Settlement Agreement”), November 16, 2015 and this Zone shall be construed to provide for the development of the above-referenced Concept Plan.

B. Permitted principal uses

- (1) Detached Single-Family Dwellings
- (2) Agriculture
- (3) Open Space-

C. Permitted accessory uses

- (1) Private residential swimming pools
- (2) Residential toolsheds, garages and storage buildings not to exceed 15 feet in height
- (3) Off-street parking.
- (4) Fences and walls as regulated in Article VI.
- (5) Signs as regulated in Article XII
- (6) Outdoor barbecue structures.
- (7) Essential utility services, including the provision of electric, water, sewer, telephone and cable service.
- (8) Home occupations as regulated in Sec. 148-53
- (9) Integrated solar energy facilities as regulated in Sec. 148-60.2

D. Maximum building height. No building shall exceed 35 feet in height and 2 ½ stories.

E. Area and Yard Requirements.

- (1) Minimum lot size: 12,000 square feet.
- (2) Maximum floor area ratio:
  - (a) 0.30, inclusive of garages, on lots where a “front-entry” garage is constructed, but excluding basements;
  - (b) 0.35, exclusive of garages and basements, on lots that do not have a “front entry” garage.

***Ordinance #03-2016 cont'd:***

- (3) Minimum front yard setback: 25 feet.
- (4) Minimum rear yard setback: 25 feet.
- (5) Minimum side yard setback: 10 feet minimum/30 feet combined.
- (6) Minimum frontage on a street: 40 feet.

F. Open space

(1) Open space totaling no less than 42% of the overall tract (ie. Block 14, Lots 29.02 & 29.03) exclusive of stormwater management facilities, shall be permanently deed-restricted from further development and shall be utilized either for natural resource conservation, open space, agriculture or passive recreation. Additionally, the following regulations shall apply:

(a) The open space shall be dedicated to the Township in accordance with the terms of the Settlement Agreement and shall be maintained as open space or agriculture, as appropriate, by the Township.

(b) Stormwater management facilities identified in the Concept Plan shall be maintained by the Township as part of the overall stormwater management system.

(c) The stormwater management system and emergency access easement for the proposed development may be located in the open space parcel; however, the land area of any detention or retention basin(s) shall not be counted toward the minimum open space area requirements in this section. Rights-of-way, easements or cartways of any existing or proposed public or private streets or accessways shall not be included in the calculation of the minimum required open space area.

(d) The set-aside of open space shall comply with Sec. 148-60, except that fencing shall be required to be provided between new residential lots and the proposed open space where rear and side yards for such lots directly abut the proposed open space. This does not preclude the developer from having to provide fencing, if necessary, based on the final design, between the stormwater management facilities located within the open space and other portions of the open space. The maintenance period for the open space shall end at such time as the Township accepts the dedication of the open space.

(e) The extent and configuration of the open space shall be substantially consistent with that which is delineated on the Concept Plan.

G. Minimum off-street parking. Off street parking for each dwelling shall be provided in conformance with N.J.A.C. 5:21 et seq., the New Jersey Residential Site Improvement Standards (RSIS).

H. Street setback. New streets shall be located no closer than 25 feet to the original tract boundary of any development, except at the point at which a new street intersects an existing street for the purpose of providing access to the development.

I. Garages/Basements.

(1) Front-entry garages are permitted, although non-front entry garages are preferred, if practical.

(2) Basements and garages are permitted.

J. Exemptions.

(1) Activities permitted in this zone that occur within the delineated limits of site disturbance as depicted on the Concept Plan, or such limits depicted on the subdivision plan, if of a lesser extent, shall be exempt from the requirements of Sec. 148-50(A) of this chapter.

(2) Activities permitted in this zone that occur within the delineated limits of site disturbance as depicted on the concept plan, or the limits depicted on the subdivision plan, if of a lesser extent, shall be exempt from the requirements of Sec. 148-60.1(A) - (G) of this chapter.

***Ordinance #03-2016 cont'd:***

**SECTION 3. Article II, Section 148-9 Definitions** is hereby amended to add the following definition:

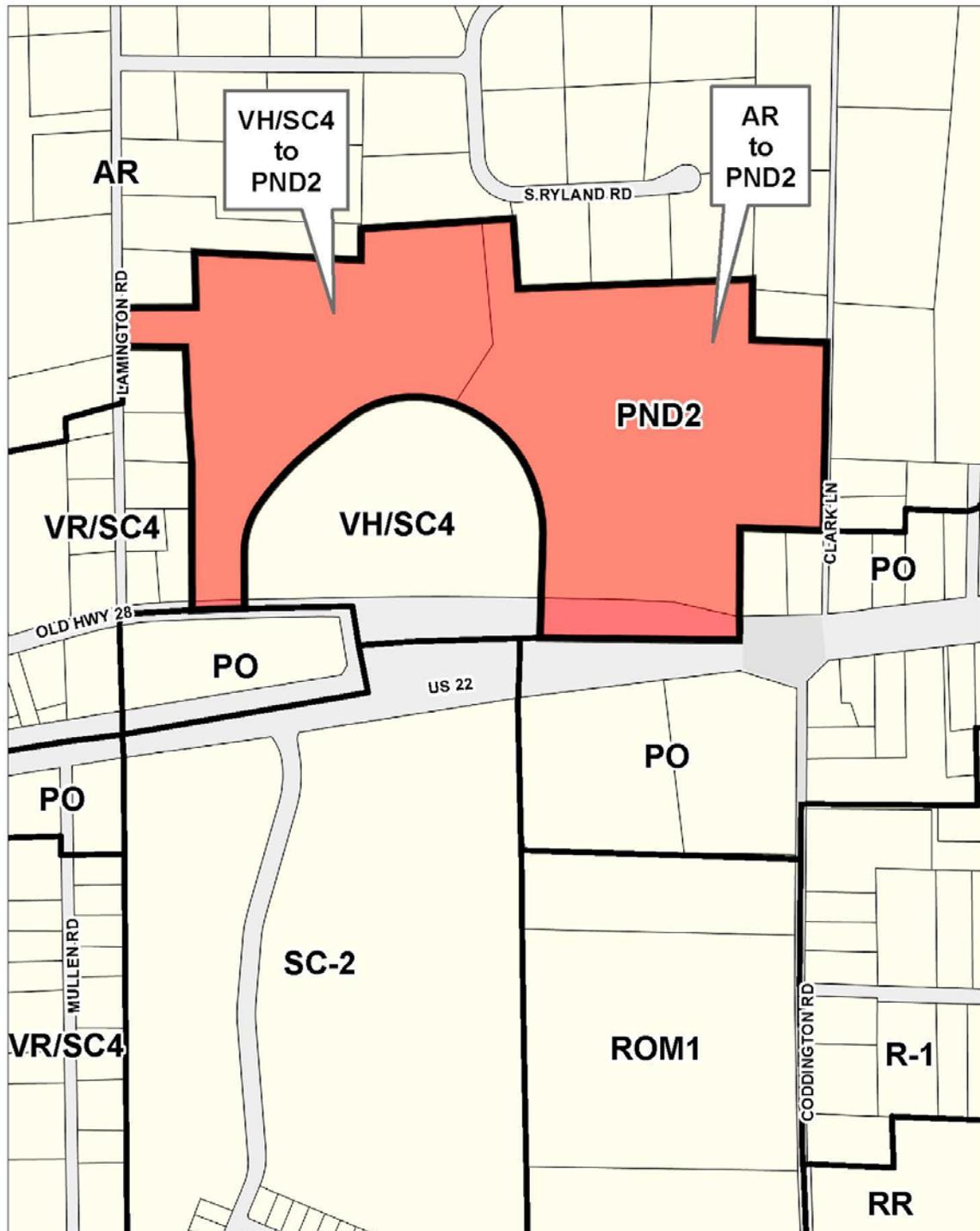
Front Entry Garage - shall mean a private garage with vehicular access doors facing a public street.

**SECTION 4.** All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

**SECTION 5.** All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**SECTION 6.** 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 7.** This ordinance shall take effect immediately upon final passage and publication in accordance with law and upon filing with the Hunterdon County Planning Board.



Clarke Caton Hantz  
 Architecture  
 Planning  
 Landscape Architecture

PND-2 ZONE

### Proposed Zoning Map

LOCATION: Readington Township, Hunterdon County, NJ | DATE: March 2016

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

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

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

The Public Hearing was scheduled for March 21, 2016 at 7:45 p.m.

3. ***Request to Use Tower Field on Cole Road to Hold Annual Trail Pace*** - letter dated February 23, 2016 from Janet Agresti, Readington Trail Association

Mr. Tropello inquired if waivers are signed by participants in the trail pace and if the certificate of liability is sufficient to cover the Township's risk.

A ***MOTION*** was made by Mrs. Duffy to approve the request to use Tower Field to hold the Annual Trail Pace contingent upon providing a certificate of insurance that is adequate as deemed by our insurance company, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

4. ***Resolution to Grant and Commit its Final Approval to Fund the Purchase of the Development Easement by the County of Hunterdon on Property owned by John Schley (Block 14, Lot 1.01)***

Mr. Tropello opined that the certified market value per acre on this property is way over priced and wanted assurance that this was contingent upon the Township receiving money from the State to cover the costs prior to payment to the owner. Administrator Mekovetz clarified the review process for the program and further explained that the Township's cost share is conditioned based on the two entities, Hunterdon County and SADC, also contributing. Attorney Dragan confirmed that two appraisals were required for submission and the appraisals are certified by the SADC.

The following resolution was offered for consideration:

***#R-2016-42***

***TOWNSHIP OF READINGTON  
COUNTY OF HUNTERDON***

***WHEREAS***, the New Jersey State Agriculture Development Committee (SADC) has certified a market value (CMV) of \$16,300.00 per acre for the development easement on property in the Township of Readington known as Bl. 14, Lot 1.01 consisting of approximately 21+/- acres, (with no proposed exception area), owned by John Schley ("Owner"), which farm is contained in Readington Township's Round Municipal Planning Incentive Grant list of farms and for which the Property Owner initially made an individual application to the State of New Jersey Agriculture Development Committee Farmland Preservation Program (Municipal Planning Incentive Grant Program); and

***WHEREAS***, the Township has been advised that the SADC's proposed cost share for said farm will be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Readington at 20% of CMV each, or approximately \$3,260.00 per acre; and

***WHEREAS***, the Township notified the Property Owner of the CMV and has received a written acceptance from him dated February 1, 2016.

***NOW, THEREFORE, BE IT RESOLVED*** that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey:

1. Grants and commits its final approval to fund the purchase of the development easement by the County of Hunterdon on property owned by John Schley, known as Bl. 14, Lot 1.01 in the Township of Readington and County of Hunterdon, based on the cost share calculated by the SADC in the amount of 20% of the CMV of \$16,300.00 per acre (21+/- acres x \$ 3,260 +/- = \$ 68,460.00 +/-), subject to any adjustments for survey or title.

2. Funding from Readington Township will come from the Township's allocation of Farmland/Open Space Trust Fund monies available through the Hunterdon County Open Space Trust Fund.

**Resolution #R-2016-42 cont'd:**

3. The Township's funding is conditioned on both the SADC and the County of Hunterdon adopting final resolutions approving their respective cost-shares and the County of Hunterdon entering into a contract with the Property Owner for the purchase of the development rights easement on the Schley Farm (Block 14, Lot 1.01).

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

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

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

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

\* 5. **Blue Light Permit** (Adolfo Kohara)

This matter was addressed under the Consent Agenda.

\* 6. **Red Light Permit** (William Apsley)

This matter was addressed under the Consent Agenda.

\* 7. **NJ State Firemen's Association Membership Application** (Lee Didonato)

This matter was addressed under the Consent Agenda.

\* 8. **Release of Board of Health Escrow** (Austad / Block 4, Lot 9)

This matter was addressed under the Consent Agenda.

\* 9. **Permit Fee Refund** (Wilmark Builders / Block 40, Lot 1.08)

This matter was addressed under the Consent Agenda.

\* 10. **Resolution Reporting on 2015 Board of Adjustment Variance Applications**

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR'S REPORT**

Administrator Mekovetz reported that she is continuing to work on the 319 Grant with the Environmental Commission, originally \$420,000 and then increased to \$650,000.

Administrator Mekovetz also reported that Engineer O'Brien has distributed the proposed list for 2016 road improvements and requested that the Committee review the roads in order to move forward.

**ATTORNEY'S REPORT**

Attorney Dragan reported that she had been working on the settlements for the Transco property with respect to the farmland easements.

***ENGINEER'S REPORT***

Engineer O'Brien reiterated that they looking to move forward with the road reclamation and hopefully the bidding will take place in April.

***COMMITTEE REPORTS***

**JOHN BROTEN**

Mr. Broten reported that the County has posted a date of Saturday, April 9<sup>th</sup> from 9:00-1:00 for their Electronics Recycling. Mr. Broten also reminded everyone that Staples does take computers for recycling.

**M. ELIZABETH DUFFY**

Mrs. Duffy reported the Open Space Board received a trail grant in the amount \$4,500 for the Lazy Brook Trail. Mrs. Duffy also reported that the County has hired a consultant to determine how to spend the money in the Open Space Trust fund; prompting the Open Space Advisory Board to send a letter requesting to stay informed of this process and provide municipal input.

**BETTY ANN FORT**

Mayor Fort praised the Emergency Services and Police Department on their recent actions involving a recent motor vehicle accident.

**BEN SMITH**

Mr. Smith reviewed the end of year debt numbers and added that they have been post on our website.

**SAM TROPELLO**

Mr. Tropello announced that there will be a budget meeting March 17<sup>th</sup>.

***COMMENTS FROM THE PUBLIC***

JoAnn Sherrod, 141 Readington Road, commented on the proposed Waypointe Facility with regard to their lack of transparency and refusal to hold a meeting with the local residents. Mayor Fort discussed the status of Waypoint's pending licensing application and also addressed their requirement to appear before the Board of Adjustment. Other neighboring residents commented that it may be necessary for residents to come together and seek legal advice.

Nancy Young, 142 Readington Road, commented that a 5<sup>th</sup> bedroom had been added to the home and inquired if a permit was taken out to enlarge the septic tank.

Administrator Mekovetz recommended that the petition be forwarded to the State.

***COMMENTS FROM THE GOVERNING BODY***

There were none.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 9:55 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