

**READINGTON TOWNSHIP COMMITTEE
MEETING – March 21, 2016**

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 M. Duffy, Mr. J. Broten, Mr. B. Smith,
Mr. S. Tropello

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan

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>
Nelson St. B32, L12 & B34, L10 &11 ...	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Construction Code.....	Personnel.....	“ “ “
Police Department.....	Personnel.....	“ “ “
Attorney Client Privilege.....	Potential Litigation.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• March 7, 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.....	“ “ “

388 Route 22 Readington Realty..... Litigation..... “ “ “
Holdings, LLC v. Twp. of Readington

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 8:40 p.m.

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

Executive Session:

Contract Negotiations / Nelson Street / Block 32, Lot 12 & Block 34, Lots 10 & 11

A **MOTION** was made by Mrs. Duffy to authorize Attorney Dragan to contact Edward Cook, Wetlands Expert, regarding this property, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Personnel / Construction Code

Mayor Fort stated that this matter remains in Executive Session.

Personnel / Police Department

A **MOTION** was made by Mrs. Duffy to fill the Corporal vacancy with Officer Jim Ayotte and to promote to Corporal, Gregory Wester and Steven Rindock, 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

Potential Litigation / Attorney Client Privilege

Mayor Fort stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / March 7, 2016, 2016

A **MOTION** was made by Mr. Broten to approve the Executive Session Minutes of March 7, 2016 for content only, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Potential Litigation / 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 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.

Litigation / 388 Route 22 Readington Realty Holdings, LLC v. Twp of Readington

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. Tropello requested to remove the *Approval of Minutes of meeting of March 7, 2016* from the Consent Agenda.

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

The following resolution was offered for consideration:

#R-2016-43

TOWNSHIP OF READINGTON

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 #A83453/T-2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with GovDeals are 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	Chevy	Tahoe	1GNEC13R8XR109235	SUV
	Gledhill	11'		Snow Plow
2003	Swenson		97721	Tailgate Sander
1997	York	8'	233	Landscape Rake
2002	Toro	74213 Zero Turn	230006048	Mower
2002	Toro	74213 Zero Turn	220000298	Mower
2003	Ford	Crown Victoria	2FAFP71WX3X201918	Car
2003	Ford	Crown Victoria	2FAFP71W63X118602	Car
2007	Ford	Crown Victoria	2FAFP71W97X125792	Car
2008	Ford	Crown Victoria	2FAFP71V88X176248	Car

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.

- * 2. *Release of Board of Health Escrow / Vrable (Block 11, Lot 9.01)*
- * 3. *Release of Board of Health Escrow / Fahey (Block 70, Lot 31.46)*
- * 4. *Release of Board of Health Escrow / Sullivan (Block 50, Lot 31.46)*
- * 5. *Blue Light Permits*
 - ◆ Taylor Johnson
 - ◆ Lee DiDonato
- * 6. *Payment of Bills* – (Complete bill list is on file in Clerk’s Office)

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
CURRENT FUND	5-01	\$ 39,256.44
CURRENT FUND	6-01	\$1,480,382.98
SEWER APPROPRIATIONS	6-02	\$ 772.00
TRUST FUNDS	X-03	\$ 7,240.26
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 23,132.01
PAYROLL DEDUCTIONS	X-06	\$ 203,287.30
2014 CAPITAL IMPROVEMENTS	X-14	\$ 3,177.50
2015 DUE TO STATE OF NJ	X-15	\$ 199,214.00
TOTAL OF ALL FUNDS		\$1,956,462.49

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

APPROVAL OF MINUTES of meeting of March 7, 2016

Mr. Tropello requested to amend the minutes related to Schley resolution stating that he had a *nay* vote and also had made comments which were not included in the minutes. Mayor Fort pointed out that Mr. Tropello's comments were included on Page 12 under item # 4 and his vote was recorded correctly as a *nay* vote.

A **MOTION** was made by Mrs. Duffy to approve the minutes, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Scott Scammell, Dreahook Road, inquired about the *Resolution Authorizing the Disposal of Surplus Property* under New Business.

PUBLIC HEARINGS

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

Clerk read by Title:

An Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank – Calendar Year

◆ **Ordinance #02-2016**

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. 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 to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank – Calendar Year

◆ **Ordinance #02-2016**

A **MOTION** was made by Mr. Broten to adopt 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

A **MOTION** was made by Mrs. Duffy to adjourn the regular meeting to open the 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 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**

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

Mr. Tropello inquired if this classification is solely for this one particular property. Attorney Dragan explained that this ordinance is being done as a result of a litigation settlement.

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

There were none.

A **MOTION** was made by Mr. Smith 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 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**

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated March 7, 2016 from Mark Mader, Director, Rates & Regulatory Affairs-NJ regarding ***the Matter of the Verified Petition of Jersey Central Power & Light Company for the Review and Approval of Costs Incurred for Environmental Remediation of Manufactured Gas Plant Sites Pursuant to the Remediation Adjustment Clause of its File Tariff.*** No action taken.

NEW BUSINESS

1. **2016 Municipal Budget** – introduction

Mr. Broten stated that he wanted to point out some observations for the record. Mr. Broten began that although the budget is relatively flat over last year, in particular respect with those items included in caps, the budget for this year is projected to be \$7.7 million, which in fact represents a 5% increase in what was spent in 2015. Mr. Broten reviewed some appropriation line items that are budgeted versus what the Township has been spending; further questioning why the Township is continuing to budget at a level not indicative of spending. Mr. Broten also expressed concern about taking monies from trust funds and supplementing current year revenues. The Committee discussed the need to maintain a surplus. Mrs. Duffy stated that these questions should have been addressed with Chief Financial Officer Tom Carro. Mr. Broten brought up the salaries of the Township Committee members.

Mr. Tropello opined that there is a need to keep the equipment for emergency services up to date and suggested that a five (5) year plan to budget approximately \$500,000 a year be put into place to assist in funding the equipment more effectively. Administrator Mekovetz reported that in the past this was done as a reserve in the budget; however, due to budgeting and Committee direction, the practice has not been done for several years. Administrator Mekovetz stated that the money would need to be raised in that year and held in reserve and accumulate for future spending. Administrator Mekovetz maintained that in order to reserve \$500,000 a year, a 2¢ increase would be required. Mr. Tropello offered that getting new rateables could also be an option. Mayor Fort stated that what the Township has been doing is working, maintaining two (2) new pieces of equipment were purchased and have five (5) relatively new pieces of equipment in town over the last four years. Mayor Fort added there may be one piece of equipment in the future that the Committee must review but the Township is pretty well equipped; countering that the \$500,000 per year would not be sustainable in the community along with more rateables requiring more equipment and services. Mayor Fort opined that rather than reserving the money she would like to see things reviewed on an as needed basis.

A MOTION was made by Mr. Broten to introduce the 2016 Municipal Budget, 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

The Public Hearing was scheduled for May 2nd at 7:45 p.m.

2. **Request to Hold Annual Coin Toss Fundraiser** – letter dated March 7, 2015 from Laurene Fleming, Fundraising Chairperson, Whitehouse Rescue Squad

A MOTION was made by Mrs. Duffy to approve the Coin Toss Fundraiser, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

3. **Request to Hold Annual Coin Toss Fundraiser** - letter dated February 22, 2016 from Bob Spielberger, Whitehouse Fire Company No. 1

A MOTION was made by Mrs. Duffy to approve the Coin Toss Fundraiser, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

4. **Request to Utilize Township Roads for Cycling Event** – letter from Robert Gabel, Cycling and Endurance Coordinator, National Psoriasis Foundation

A MOTION was made by Mrs. Duffy to approve the Cycling Event on Township Roads, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

5. ***Application for Special Events Permit / Quick Check New Jersey Festival of Ballooning (July 29th through 31st)***

Mr. Tropello opined that the permit fee is extremely low based on the number of people attending this event. Mayor Fort expressed concerns about the temporary cell tower and added that these concerns have never been addressed at the pilot briefings as requested in previous years. Administrator Mekovetz suggested that during the meeting with the Balloon Fest personnel and Emergency Services, a confirmation in writing should be provided stating that these concerns will be addressed.

A MOTION was made by Mrs. Duffy to approve the Application for Special Events Permit, seconded Mr. Broten with a vote of ayes all and one nay vote from Mr. Tropello.

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

This matter was addressed under the Consent Agenda.

* 7. ***Release of Board of Health Escrow / Vrable (Block 11, Lot 9.01)***

This matter was addressed under the Consent Agenda.

* 8. ***Release of Board of Health Escrow / Fahey (Block 70, Lot 31.46)***

This matter was addressed under the Consent Agenda.

* 9. ***Release of Board of Health Escrow / Sullivan (Block 50, Lot 31.46)***

This matter was addressed under the Consent Agenda.

* 10. ***Blue Light Permits***

- ◆ Taylor Johnson
- ◆ Lee DiDonato

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz reported that they are in the process of receiving reports from the Hunting Clubs with regard to deer kills and added that although not all the reports are in, the numbers are very low.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

JOHN BROTEN

Mr. Broten stated that he had nothing to report.

M. ELIZABETH DUFFY

Mrs. Duffy stated that he had nothing to report.

BETTY ANN FORT

Mayor Fort stated that he had nothing to report.

BEN SMITH

Mr. Smith stated that he had nothing to report.

SAM TROPELLO

Mr. Tropello reported that he attended the County Solid Waste Advisory Committee meeting last week and it was announced that the Annandale Transfer Station will close January 13, 2017.

COMMENTS FROM THE PUBLIC

Marsha Montgomery, Indian Run, thanked the Committee for working on the intersection of 523 and Pleasant Run Road and commended the Committee and also the residents for all the research being done on the Waypoint Facility.

Greg Raiman, 119 Foothill Road, asked for an update on the proposal to chip and seal Foothill Road and commented on the budget discussions.

Wayne Borella, 110 Foothill Road, commented that he forwarded a proposal to pave and chip and seal Foothill Road. Mr. Borella also questioned the process of prioritization of roads for the 2016 road reclamation.

COMMENTS FROM THE GOVERNING BODY

Mayor Fort commented on Merck being very private regarding the contract of sale. Mayor Fort read a summarized timeline of the airport negotiations over the past years.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 9:49 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