

**READINGTON TOWNSHIP COMMITTEE
MEETING – April 4, 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 and 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>
Public Works / Local No. 469.....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Building & Ground / Local No. 469....	Contract Negotiations.....	“ “ “
Shared Service Agreements..... Potterstown Road / Tewksbury & Clinton	Contract Negotiations.....	“ “ “
Nelson St. B32, L12 & B34, L10 &11 ...	Contract Negotiations.....	“ “ “
AG Easements / Block 65, Lot 12 (Little) & Block 65, Lot 23 (Hanna)	Contract Negotiations	“ “ “
Telleri (Block 13, Lot 24)	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • March 21, 2016	Attorney-Client Privilege.....	“ “ “
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 Litigation..... “ “ “
Readington Civil Action (Prerogative Writ)

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 7:48 p.m.

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

Executive Session:

Contract Negotiations / Public Works Employees / Teamsters Local No. 469

A **MOTION** was made by Mr. Broten to approve the Public Works Employee Collective Bargaining Agreement for the years 2015, 2016, and 2017 with a 2% increase each year, 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 / Building & Grounds / Teamsters Local No. 469

A **MOTION** was made by Mr. Broten to approve the Building and Grounds Employee Collective Bargaining Agreement for the years 2015, 2016, and 2017 with a 2% increase each year, 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 / Shared Services Agreements / Potterstown Road / Tewksbury & Clinton

A **MOTION** was made by Mrs. Duffy to approve the joint services agreement for planning and engineering with Clinton and Tewksbury Townships for road reclamation and paving on Potterstown Road, 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

A **MOTION** was made by Mrs. Duffy to approve the joint services agreement for planning and engineering related to the storm drainage and curbing between Clinton Township and Readington, 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

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

Mayor Fort stated that this matter remains in Executive Session.

Contract Negotiations / AG Easements / Block 65, Lot 12 (Little) & Block 65, Lot 23 (Hanna)

The following resolution was offered for consideration:

#R-2016-44

TOWNSHIP OF READINGTON

COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

WHEREAS, proposed Consent Orders have been received from the attorneys for Transcontinental Gas Pipeline Company LLC (“Transco”) in Federal Civil Action Nos: 3:15:-cv-00430-FLW-LHG and 3:15-cv-00338-FLW-LHG, concerning condemnation of farmland-preserved properties owned by Little (Block 65, Lot 12) and Hanna (Block 65, Lot 23), respectively, in the Township which agricultural development rights easements were funded in varying amounts by the New Jersey State Agriculture Development Committee, the County of Hunterdon and the Township of Readington; and

WHEREAS, the proposed Consent Orders in each of the aforementioned cases are for the purposes of settling and dismissing the litigation, and for disbursing the monies placed into the Registry of the Court by Transco in order to provide compensation to the various parties in connection with its partial taking of the Little and Hanna properties for its gas pipeline right-of-way; and

WHEREAS, the Township Committee is agreeable to the proposed terms of the Consent Orders which will proportionately compensate the Township in the amount of \$2,130.30 for .507 ac. of the agricultural development rights easement on the Little property, and in the amount of \$6,885.35 for .62 ac. of the agricultural development rights easement on the Hanna property; and

WHEREAS, full copies of the proposed Consent Orders are on file with the Township Administrator/Clerk.

NOW THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON AS FOLLOWS:

1. The Township Attorney is authorized to sign, on behalf the Township, the aforementioned Consent Orders memorializing the settlements with Transco in Federal Civil Action Nos. 3:15-cv-00430-FLW-LHG (Little property- .507 ac. of Bl. 65, Lot 12) and 3:15-cv-00338-FLW-LHG (Hanna property - .62 ac. of Block 65, Lot 23) , respectively, and further consenting to the withdrawal and disbursement of the monies previously placed by Transco into the Registry of the Court for the purposes of providing compensation.

3. This Resolution shall be effective immediately.

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

Contract Negotiations / Telleri (Block 13, Lot 24)

Mayor Fort stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / March 21, 2016

A **MOTION** was made by Mrs. Duffy to approve the Executive Session Minutes of March 21, 2016 for content only, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

A **MOTION** was made by Mr. Broten to authorize the payment of \$2000 to the joint municipality consortium for affordable housing, 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

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.

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 *Items #3 and #4 from the Consent Agenda under New Business.*

- * 1. **APPROVAL OF MINUTES** of meeting of March 21, 2016

- *2. **Permit Fee Refund** (Radata Inc.)

*3. **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	\$ 1,100.54
CURRENT FUND	6-01	\$ 818,091.26
SEWER APPROPRIATIONS	6-02	\$ 103,161.83
TRUST FUNDS	X-03	\$ 21,627.50
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 15,877.00
PAYROLL DEDUCTIONS	X-06	\$ 137,461.79
REG. & LOCAL SCHOOL TAX	X-07	\$2,353,621.00
2015 CAP. IMPROVEMENTS	X-15	\$ 23,291.99
TOTAL OF ALL FUNDS		\$3,474,232.91

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

Mr. Scammell, Dreahook Road, commented on the minutes of March 21, 2016 relative to the summary of Mayor Fort’s timeline of the airport negotiations over the past years.

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated March 16, 2016 from Denise Doolan, Clerk of Board of Chosen Freeholders regarding **Proclamation for Autism Awareness Month**. No action taken.
2. Notice of Public Hearing for Township of Branchburg Zoning Board of Adjustment from Henry Kent-Smith, Esq., Fox Rothschild regarding **An Application of Advance / GLB Development Partners, LLC for Preliminary and Final Site Plan Approval and Related Bulk Variance Relief to Permit the Development of 92 Market Rate Townhomes and 28 Affordable Apartment Units with Related Parking, Grading, Landscaping and Associated Improvements, on Property Known as Fox Hollow, located on Route 22 West on Municipal Boundary Line with Readington Township**. No action taken.

NEW BUSINESS

1. **Request to Hold 8th Annual Revolutionary Ramble Bicycle Tour** – letter dated March 14, 2016 from Jim Williams, Ride Co-director, Morris Area Freewheelers Foundation

A **MOTION** was made by Mr. Broten to approve this request, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

2. **Request to Conduct Individual Time Trials** – letter dated March 20, 2016 from Brian Rosenblatt, Event Organizer of Team Somerset Cycling

A **MOTION** was made by Mr. Broten to approve this request, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

3. ***Resolution Authorizing Grant Between Readington Township and the State of New Jersey by and for the Department of Environmental Protection***

Mr. Broten requested clarification on the Township’s portion of the match of the grant. Administrator Mekovetz stated that, as it was explained to her, the in-kind services would all be done by volunteers. Mr. Tropello also inquired about the inventory process.

The following resolution was offered for consideration:

#R-2016-45

GRANT BETWEEN READINGTON TOWNSHIP, HUNTERDON COUNTY AND THE STATE OF NEW JERSEY BY AND FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

GRAND IDENTIFIER : CSIP 2016 RESILIENCY PLANNING

WHEREAS, the Governing Body of the Township of Readington, Hunterdon County, New Jersey desires to further the public interest by obtaining a grant from the State of New Jersey in the amount of approximately \$ 10,000 to fund the following project:

- *Develop a process and procedure to inventory Township Trees*
- *Complete an inventory of roadway trees, trees in parks and open space*
- *Conduct a hazard analysis of roadway trees*

NOW THEREFORE BE IT RESOLVED, the Governing Body resolves that Vita Mekovetz or the successor to the office of Administrator is authorized (a) to make application for such a grant (b) if awarded, to execute a grant agreement with the State for a grant in an amount of not less than \$10,000 and not more than \$10,000, and (c) to execute any amendment thereto.

BE IT FURTHER RESOLVED, The Readington Township Committee authorizes and hereby agrees to match 25 % of the Total Project Amount, in compliance with the match requirements of the agreement. The availability of the match for such purposes, whether cash, services, or property is hereby certified 100% of the match will be made up of in-kind services .

The Grantee agrees to comply with all applicable Federal, State and Municipal laws, rules and regulations in its performance pursuant to the agreement.

A MOTION was made by Mrs. Duffy to adopt this resolution, 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

4. ***Discharge of Affordable Housing Agreement / Discharge of Mortgage***
(410 South Branch Drive / Block 21.04, Lot 502.03)

Attorney Dragan explained that this is most likely a resale or refinance of an affordable housing unit.

A MOTION was made by Mr. Broten to approve the discharges, 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

*5. ***Permit Fee Refund*** (Radata Inc.)

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Mekovetz stated that she had nothing further to report.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien asked the Committee for an updated status on the 2016 road reclamation.

Engineer O'Brien reported that the Township did not receive any state aid funding from the DOT for School Road.

COMMITTEE REPORTS

JOHN BROTEN

Mr. Broten reported that he and Mayor Fort met with representatives from the DOT along with Senator Bateman and Assemblyman Ciattarelli to address the increase of accidents along Route 22 at the crossings and cutovers.

Mr. Broten commended the Department of Public Works for cleaning up and keeping the roads safe after storm over the weekend.

M. ELIZABETH DUFFY

Mrs. Duffy reported that the Open Space Advisory Board will be hosting the *Free Tree Seedlings Giveaway* again this year and further information can be obtained from the website.

BEN SMITH

Mr. Smith reported that he met with Chief Financial Officer Tom Carro and Administrator Mekovetz to review budget questions presented at the last meeting by Mr. Broten. Mr. Smith addressed the question and concerns, further explaining how some of these items may be rectified in the future or the reasoning behind funding the line item.

SAM TROPELLO

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

BETTY ANN FORT

Mayor Fort reported that the Museum held a Colonial Beer Making demonstration.

Mayor Fort also reported that she attended an emergency services meeting.

COMMENTS FROM THE PUBLIC

Sara Amtmann, Pleasant Run Road, commented on the land use ordinance with regard to accessory structures. Mayor Fort stated that the Township is aware of this situation and that the ordinance needs to be amended for agricultural buildings on agricultural properties.

COMMENTS FROM THE GOVERNING BODY

Mr. Broten thanked Mr. Smith for the updated comments that he addressed regarding the budget and expressed the need to be diligent to the residents and evaluate expenditures at the outset. Mrs. Duffy encouraged Mr. Broten to come forward with specific suggestions to cut expenditures. Mayor Fort maintained that there is always a balance to keep the budget as level as it can be every year and opined that over the last few years the Committee has done a good job of that, especially in light of keeping the increases below the cost of living increase. Mrs. Duffy agreed, adding that despite losing our largest rateable in town, the taxes have not gone up any significant degree.

As there was no further business, *A MOTION* was made by Mr. Broten at 8:20 p.m. to adjourn the meeting, seconded by Mr. Smith with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA
Municipal Clerk