

**READINGTON TOWNSHIP COMMITTEE
MEETING – August 1, 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, Mr. J. Broten, Mr. B. Smith and Mr. S. Tropello

ALSO PRESENT: Administrator Mekovetz, Attorney S. Dragan, Engineer O’Brien

ABSENT: Deputy Mayor M. Duffy

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>
Award of Hunting Bids for 2016-17.....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential
Wilmark Builders (Block 57, Lot 4)	Contract Negotiations.....	“ “ “
Affordable Housing / Nelson Street.....	Contract Negotiations.....	“ “ “
Cell Tower Specifications.....	Contract Negotiations.....	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• July 18, 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.....	“ “ “

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

The meeting reconvened at 7:42 p.m.

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

Executive Session:

Contract Negotiations / Award of Hunting Bids 2016-17 / Cole Road (Block 52.01, Lot 14.06)

The following resolution was offered for consideration:

#R-2016-75

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 52.01, Lot 14.06 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were three (3); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bidder offered, \$4,776.99, was from Cranford Rod and Gun Club (hereinafter “Cranford Rod & Gun”); and

WHEREAS, upon review, the Township Attorney found that the bid from Cranford Rod & Gun, the highest bidder in the amount of \$4,776.99 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the highest bidder, Cranford Rod & Run, in the amount of \$4,776.99 for hunting game on Block 52.01, Lot 14.06 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Cole Road (Block 66, Lots 2 & 3)

The following resolution was offered for consideration:

#R-2016-76

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 66 Lots 2 and 3 (Cole Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$2,000.00, was from Pinebank Road Hunting Association (hereinafter “Pinebank Road”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pinebank Road, the only bidder in the amount of \$2,000.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid from the only bidder, Pinebank Road, in the amount of \$2,000.00 for hunting game on Block 66, Lots 2 and 3 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Pinebank Road (Block 55, Lot 13.51)

The following resolution was offered for consideration:

#R-2016-77

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 55 Lot 13.51 (Pinebank Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was two (2); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,315.95, was from Kodiak Rod and Gun Club (hereinafter “Kodiak Rod and Gun”); and

Resolution #R-2016-77 cont'd:

WHEREAS, upon review, the Township Attorney found that the bid from Kodiak Rod and Gun, the highest bidder in the amount of \$1,315.95 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Kodiak Rod and Gun in the amount of \$1,315.95 for hunting game on Block 55, Lots 13.51 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Pleasant Run Road (Block 66, Lot 13)

The following resolution was offered for consideration:

#R-2016-78

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 66 Lot 13 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$2,000.00, was from Pinebank Road Hunting Association (hereinafter “Pinebank Road”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pinebank Road, the only bidder in the amount of \$2,000.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Pinebank Road, in the amount of \$2,000.00 for hunting game on Block 66, Lot 13 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Pleasant Run Road (Block 75, Lot 19.01)

The following resolution was offered for consideration:

#R-2016-79

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 75 Lot 19.01 (Pleasant Run Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$841.00, was from 7 Point Pines Hunting Club (hereinafter “7 Point Pines”); and

WHEREAS, upon review, the Township Attorney found that the bid from 7 Point Pines, the only bidder in the amount of \$841.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, 7 Point Pines in the amount of \$841.00 for hunting game on Block 75, Lot 19.01 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Summer Road (Block 75, Lots 15.01, 16.02)

The following resolution was offered for consideration:

#R-2016-80

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 75 Lots 15.01 & 16.02 (Summer Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,900.00, was from Woods & Water Hunting Club (hereinafter “Woods & Water”); and

WHEREAS, upon review, the Township Attorney found that the highest bid from Woods & Water, the highest bidder in the amount of \$1,900.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Woods & Water in the amount of \$1,900.00 for hunting game on Block 75, Lots 15.01 & 16.02 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Summer Road (Block 94, Lot 8)

The following resolution was offered for consideration:

#R-2016-81

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 94 Lot 8 (Summer Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$1,969.00, was from Pines Rod & Gun Club (hereinafter “Pines Rod & Gun”); and

WHEREAS, upon review, the Township Attorney found that the bid from Pines, the only bidder in the amount of \$1,969.00 was found to be complete and it is recommended that it be accepted.

Resolution #R-2016-81 cont'd:

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Pines Rod & Gun in the amount of \$1,969.00 for hunting game on Block 94, Lot 8 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Thor Solberg Road (Block 57, Lot 2)

The following resolution was offered for consideration:

#R-2016-82

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 57, Lot 2 (Thor Solberg Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016 the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$652.99, was from Cranford Rod & Gun Club (hereinafter “Cranford Rod & Gun”); and

WHEREAS, upon review, the Township Attorney found that the bid from Cranford Rod & Gun, the only bidder in the amount of \$652.99 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Cranford Rod & Gun in the amount of \$652.99 for hunting game on Block 57, Lot 2 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / US Highway 22 East (Block 21, Lot 30)

The following resolution was offered for consideration:

#R-2016-83

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 21 Lot 30 (US Highway 22 East) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property were two (2); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the highest bid offered, \$1,000.00, was from Whitetail Acres Hunting Club (hereinafter “Whitetail”); and

WHEREAS, upon review, the Township Attorney found that the bid from Whitetail, the highest bidder in the amount of \$1,000.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the highest bidder, Whitetail, in the amount of \$1,000.00 for hunting game on Block 21, Lot 30 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Woodschurch Road (Block 63, Lots 19 & 64)

The following resolution was offered for consideration:

#R-2016-84

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 63 Lot 19 and 64 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$1,060.00, was from Woods & Water Sportsmen (hereinafter “Woods & Water”); and

WHEREAS, upon review, the Township Attorney found that the bid from Woods & Water, the only bidder in the amount of \$1,060.00 was found to be complete and it is recommended that it be accepted.

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Woods & Water, in the amount of \$1,060.00 for hunting game on Block 63, Lot 19 & 64 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / Woodschurch Road (Block 63, Lots 24, 27, 66 & 68)

The following resolution was offered for consideration:

#R-2016-85

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Readington Township Committee (Committee) publically advertised for hunting bids during the 2016-2017 season on Block 63 Lots 24, 27, 66 and 68 (Woodschurch Road) in the Township, which property is a Green Acres assisted, publicly assessed property owned by the Township (hereinafter referred to as “the Property”); and

WHEREAS, on July 20, 2016, the Administrator/Municipal Clerk conducted the bid opening whereupon the total number of bidders for hunting on the Property was one (1); and

WHEREAS, upon review of the bids, the Administrator/Municipal Clerk determined that the only bid offered, \$560.00, was from Woods & Water Sportsmen (hereinafter “Woods & Water”); and

WHEREAS, upon review, the Township Attorney found that the bid from Woods & Water, the only bidder in the amount of \$560.00 was found to be complete and it is recommended that it be accepted.

Resolution #R-2016-85 cont'd:

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

1. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the only bidder, Woods & Water, in the amount of \$560.00 for hunting game on Block 63, Lots 24, 27, 66 and 68 during the 2016-2017 hunting season.
2. The Administrator/Municipal Clerk is authorized to notify all those who bid on the Property of this decision.

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

Contract Negotiations / Award of Hunting Bids 2016-17 / County Road 523 (Block 25, Lots 19 & 20)
Contract Negotiations / Award of Hunting Bids 2016-17 / Dreahook Road (Block 25, Lot 50)

The following resolution was offered for consideration:

#R-2016-86

**READINGTON TOWNSHIP
RESOLUTION**

WHEREAS, the Readington Township Committee (“ Committee”) publically advertised for hunting bids during the 2016-2017 season on several properties owned by the Township, including those known as: Block 25, Lots 19 and 20 (County Route 523- Bow hunting on 84 acres) and Block 25, Lot 50 (Dreahook Road - 106.08 acres) which properties are Green Acres- assisted and publicly-accessed (hereinafter referred to as “the Properties”); and

WHEREAS, on July 20, 2016, the Township Administrator/Clerk conducted the bid opening on whereupon the total number of bidders for hunting on each of the Properties was two (2); and

WHEREAS, upon review of the bids, the Township Administrator/Clerk determined that the highest bids offered on the Properties were from Rack Horn in the amounts of \$1,801.00 for County Route 523 -84 acres; and \$3,501.00 for Dreahook Road -106.08 acres; and

WHEREAS, upon review, the Township Attorney found that the both bids from Rack Horn on the Properties failed to include: 1) either a copy of the entity’s by-laws, formation document or a good standing certificate; 2) a membership roster; and a 3) insurance certificate. While the insurance certificate is not technically due until three days after the award of the bid, the failure to include the entity’s formation document(s) and membership roster were both mandatory items in both the Township’s instructions and public notice. The failure to include mandatory items render a bid unresponsive. Also, per N.J. case law, they constitute non-waivable defects in that the failure to provide them at the time of the bid would 1) result in an uncertainty that the agreement would be performed in accordance with the specifications and 2) would adversely affect competitive bidding by placing Rack Horn in a position of advantage over the other bidders who complied. *P&A Construction, Inc. v. Twp. of Woodbridge, 365 N.J. Super. 164 (App. Div. 2004)*; and

WHEREAS, the bid from the second highest bidder on County Route 523 (Block 25, Lots 19 and 20 –bow hunting - 84 acre) property was from South Branch Sanctuary in the amount of \$1,560, was reviewed, found to be complete and it is recommended that it be accepted;

Resolution #R-2016-86 cont'd:

WHEREAS, the bid from the second highest bidder on Dreahook Road (Block 25, Lot 50 106.08 acres) property was from Triple A Rod & Gun Club in the amount of \$3,150 was reviewed and was found to be complete and it is recommended that it be accepted;

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

1. The Township Committee hereby accepts the recommendation of the Township Administrator and Township Attorney and rejects the bids received from Rack Horn on July 20, 2016 for hunting on the properties known as Block 25, Lots 19 and 20 (County Route 523 - 84 acres) and on Block 25, Lot 50 (Dreahook Road - 106.08 acres) in the Township as deficient and non-responsive, for all the reasons set forth in the preamble above, effective immediately.
2. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the second highest bidder South Branch Sanctuary in the amount of \$1,560 for bow hunting on Block 25, Lots 19 and 20 (County Route 523 - 84 acres) during the 2016-2017 hunting season.
3. The Township Committee hereby accepts the recommendation of the Township Attorney and accepts the bid of the second highest bidder Triple A Rod & Gun Club in the amount of \$3,150 for hunting on Block 25, Lot 50 (Dreahook Road - 106.08 acres) during the 2016-2017 hunting season.
4. The Township Administrator/Clerk is authorized to notify all those who bid on the Properties of this decision.

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
Mr. Smith	- Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

Contract Negotiations / Wilmark Building Contractors (Block 4, Lot 57)

A MOTION was made by Mr. Smith to approve the homeowners documents, including the By-laws and Declaration of Covenants and Restrictions, seconded by Mr. Broten and on Roll Call vote the following was recorded:

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

Contract Negotiations / Affordable Housing / Nelson Street

The following resolution was offered for consideration:

#R-2016-87

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Ingerman Development Company, LLC and its assigns (hereinafter referred to as the “Sponsor”) proposed to construct and operate a 68-unit family affordable housing rental project, together with such other improvements as may be necessary in connection therewith, such as leasing offices, community meeting space, landscaping, curbing and paving (hereinafter referred to as the “Project”) all pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et. seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the “HMFA Requirements”) within the Township of Readington (hereinafter referred to as the “Municipality”) on a site described as Block 32, Lot 12 and Block 34, Lots 8, 10 and 11 as shown on the Official Assessment Map of the Township of Readington, Hunterdon County, New Jersey; and

WHEREAS, the Projects will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the “Agency”); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the Municipality hereby determines that there is a need for this housing project in the Municipality; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington (the “Committee”) that:

1. The Committee finds and determines that the proposed Projects will meet or meeting and existing housing need; and
2. The Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with, the provisions of the HMFA Requirements with the intent and purpose that the Agency shall rely thereon in making a mortgage loan to the Sponsor, which shall construct, own and operate the Projects.

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
Mr. Smith	- Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

Contract Negotiations / Bid Specifications / Cell Tower

Mayor Fort stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / July 18, 2016

A MOTION was made by Mr. Smith to approve the Executive Session Minutes of July 18, 2016 for content only, seconded by Mr. Broten with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Fort stated that there was nothing discussed.

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 there was nothing discussed.

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

Mayor Fort stated that there was nothing discussed.

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 THE MINUTES** of meeting of July 18, 2016
- * 2. ***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 28, Lot 30 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 \$ 826.98, plus a premium paid in the amount of \$ 200.00, known as Tax Sale Certificate #2015-009, to the lienholder, US Bank – Custodian for BV001 Trust & Creditors.

- * 3. ***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 91, Lot 2 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 \$3,337.67, plus a premium paid in the amount of \$1,700.00, known as Tax Sale Certificate #2014-020, to the lienholder, US Bank – Custodian for BV001 Trust & Creditors.

- * 4. ***Request for a Refund of Permit Fee (\$400) / Festival of Ballooning***
- * 5. ***Application for Operation of Limousine Business*** (Peter Jacquez / Corporate World Tour Limousine, Inc.)
- * 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	6-01	\$ 1,461,857.18
SEWER APPROPRIATIONS	6-02	\$ 158,251.58
TRUST FUNDS	X-03	\$ 154,313.31
MISC REFUND, COUNTY TAX, LIENS	X-05	\$3,093,530.88
PAYROLL DEDUCTIONS	X-06	\$ 239,519.22
REG. & LOCAL SCHOOL TAX	X-07	\$2,449,760.00
2016 CAPITAL IMPROVEMENTS	X-16	\$ 24,439.68
2016 CAPITAL	X-66	<u>\$ 10,921.00</u>
TOTAL OF ALL FUNDS		\$7,592,592.85

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
- Mr. Smith - Aye
- Mr. Tropello - Aye
- Mayor Fort - Aye

COMMENTS FROM THE PUBLIC

There were none.

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated July 14, 2016 from Roberta Brassard, Township of Tewksbury, regarding ***An Ordinance of the Township of Tewksbury, County of Hunterdon, State of New Jersey to Amend §726, of the Development Code Regulating the Solar and Photovoltaic Energy Systems in the Township of Tewksbury.*** No action taken.
2. Notice to Public Service Electric and Gas Company Gas Customers from Alexander C. Stern, Esq., PSE&G regarding ***the Matter of the Petition of Public Service Electric and Gas Company’s 2016 Annual Margin Adjustment Charge.*** No action taken.
3. Notice to Public Service Electric and Gas Company Gas Customers from Martin C. Weissman, Esq., PSE&G regarding ***the Matter of the 2016-2017 Annual Compliance Filings for a Change in the Statewide Electric and Gas Permanent Universal Service Fund Program, Factors within the Electric and Gas Societal Benefits Charges.*** No action taken.

NEW BUSINESS

1. ***Preliminary Investigation of an Area in Need of Redevelopment (Non-Condemnation) Nelson Street Tract Resolution*** – memo dated July 26, 2016 from Rebekah Harms, Planning Board Secretary

The following resolution was offered for consideration:

#R-2016-88

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, pursuant to *NJ.S.A. 40A: 12A- 6a.* and Resolution 2016-40, adopted on February 16,2016, the Readington Township Committee ("Township Committee") directed and authorized the Township of Readington Planning Board ("Planning Board") to conduct a preliminary investigation to determine whether a 7+/- acre vacant tract designated on the official tax map of Readington Township as Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right-of-way; and Cleveland Place right-of- way and situated in the Village of Whitehouse Station, referred to as the "Nelson Street Tract" (the "Study Area"), meets the criteria for designation as a non-condemnation area in need of redevelopment as set forth in *NJ.S.A. 40A:12A-5*; and

WHEREAS, the Planning Board, after giving proper notice to all property owners affected by, or interested in, the proposed redevelopment designation and in accordance with *NJ.S.A. 40A:12A-6b.*, held a public hearing on Monday, July 25, 2016, at which time all interested individuals and the general public were provided with an opportunity to voice all of their questions and concerns to the Planning Board; and

WHEREAS, after study and deliberation of the statements and testimony made during the public hearing and the expert testimony of Michael F. Sullivan, ASLA/AICP ("Planner") of Clarke Caton Hintz, the Planning Board and Township Planner, as well as the comprehensive preliminary investigation draft report dated July 14, 2016 (revised to July 25, 2016 following its adoption by the Planning Board) and entitled "2016 Preliminary Investigation of an Area in Need of Redevelopment (Non-Condensation), Nelson Street Tract, Readington Township, Hunterdon County, New Jersey" (the "CCH Report"), and all evidence presented during the course of the public hearing, the Planning Board recommends to the Township Committee that the Study Area qualifies as, and should be declared, a non-condemnation area in need of redevelopment as defined under *NJ.S.A. 12 A-1, et seq.*

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

1. The Township Committee accepts the findings of fact and conclusions of law made by the Planning Board at its July 25, 2016 hearing as well as the comprehensive preliminary investigation report and testimony prepared by the Planner.
2. Based on the recommendation of the Planning Board, the Township Committee hereby determines that the Study Area satisfies the following criteria pursuant to *NJ.S.A. 40A:12A-5c*:

Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

The Township Committee hereby adopts the findings of the Planning Board, specifically, that the

Nelson Street Tract is owned by Readington Township; it consists entirely of vacant, unimproved land hindered by wetlands, poor soils and lack of accessibility; there is evidence of waste dumping on the property which is detrimental to public health, safety and welfare; and the history of past private development efforts indicates that the property's lack of access and environmental constraints have made it too costly for the area to develop solely through private means.

Resolution #R-2016-88 cont'd:

3. The Township Committee accepts the recommendation of the Readington Township Planning Board and hereby designates Block 32, Lot 12; Block 34, Lots 8, 10 and 11; Nelson Street right-of-way; and Cleveland Place right-of-way and situated in the Village of Whitehouse Station, referred to as the "Nelson Street Tract" as an area in need of redevelopment and in accordance with *N.J.S.A. 40A:12A-5*.
4. The Township Clerk, or her designee, is hereby directed to serve within ten (10) days a copy of this Resolution upon each person, if any, who files a written objection to the Planning Board's recommendation and shall so notify the New Jersey Commissioner of the Department of Community Affairs, with service in the manner prescribed by *N.J.S.A. 40A:12A-6.b(5)*.
5. The Planning Board is hereby authorized and directed to undertake the redevelopment plan to be adopted by ordinance by the Township Committee, pursuant to *N.J.S.A. 12A-7, et seq.*
6. The Township Clerk, or her designee shall forward a copy of the Resolution to the Readington Township Planning Board.
7. 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
Mr. Smith	- Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

2. **Request to Hold Fundraiser / Application for Special Events Permit / September 11, 2016** – letter dated June 27, 2016 from Linda Alteri, Signature Salon

A **MOTION** was made by Mr. Broten to approve the request to hold the fundraiser and Application for Special Events Permit, seconded by Mr. Tropello with a vote of ayes all, nays none recorded.

- * 3. **Request for a Refund of Permit Fee (\$400) / Festival of Ballooning**

This matter was addressed under the Consent Agenda.

- * 4. **Application for Operation of Limousine Business** (Peter Jacquez / Corporate World Tour Limousine, 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 reported that the road reclamation project at Railroad Avenue was completed today and paving is scheduled to begin this Wednesday on Trimmer and Covenhaven Roads.

Engineer O'Brien also reported that work on Readington Road by Route 637, as well as the culvert cleaning along Route 22 and Potterstown Road, has been shutdown due to the transportation fund issue.

Engineer O'Brien added that he submitted his report and estimate to prepare permits and a design plan for 8 Brookview Road. The Committee briefly discussed the expense and on whose property the easement was located. Mr. Broten expressed concern about the liability of the easement and requested more research to determine what the Township's responsibility would be.

Mike Zegar, 8 Brookview Road, questioned if he was responsible as a property owner would he be able to pipe it.

COMMITTEE REPORTS

JOHN BROTEN

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

BEN SMITH

Mr. Smith reported that the police were busy at the Balloon Fest and on Sunday morning the event organizers had to cancel the Balloon Fest due to the inclement weather.

SAM TROPELLO

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

BETTY ANN FORT

Mayor Fort commended the Emergency Services on their arduous work throughout the weekend due to the heavy rains and flooding.

Mayor Fort reported that she and Mr. Broten have been working with Police Chief Donaruma and the DOT, among others, to discuss the safety of the median cut throughs along Route 22. Mayor Fort requested consideration from the Committee to authorize to commission Jay Troutman, Traffic Study Expert, to make a recommendation on those intersections.

A MOTION was made by Mr. Broten to hire Jay Troutman to conduct a traffic assessment of the median openings on Route 22 and propose options for the Township and also to present the information to the DOT representatives, seconded by Mr. Smith and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC

Todd Terricone, Lamington Road, commented on the removal of acres of trees on the Ryland Development property and asked for a status update on what is happening there.

Chase Broten, Dogwood Drive, thanked the Committee, the Police Department and all those involved in assisting with the Balloon Festival.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, **A *MOTION*** was made by Mr. Broten at 8:28 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