

**READINGTON TOWNSHIP COMMITTEE
MEETING - OCTOBER 17, 2005**

Mayor Gatti *called the meeting to order at 6:30 p.m.* announcing that all laws governing Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor Gatti, Deputy Mayor Shamey, Mrs. J. Allen, Mrs. B. Muir and Mr. T. Auriemma

ABSENT: Engineer McEldowney

ALSO PRESENT: Attorney Dragan and Administrator Mekovetz

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 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 AA@

EXHIBIT A

<u>Subject Matter</u>	<u>Basis of Public Exclusion</u>	<u>Date Anticipated When Discussion Will Be Disclosed to Public</u>
DPW.....	Personnel.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential
Police Department.....	Personnel.....	" " "
Block 80, Lots 1 & 2 (Readington Twp.).....	Contract Negotiations.....	" " "
Block 63, Lots 11, 12 & 13 (Accettola).....	Contract Negotiations.....	" " "
Professional Services - W.C. Peters Fire Apparatus Consulting Services, LLC.....	Contract Negotiations.....	" " "
Plenary Retail Distribution Liquor License Bids....	Contract Negotiations.....	" " "
COAH/Contract - Anderson House & Allies, Inc...	Contract Negotiations.....	" " "
Executive Session Minutes - Oct. 3, 2005.....	Attorney-Client Privilege.....	" " "
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6, & 8 & Block 67, Lot 2 (Solberg Aviation - Hromoho).....	Contract Negotiations.....	" " "

2. It is anticipated at this time that the stated subject matter will be made public on or about the time set forth in Exhibit AA.@
3. This Resolution shall take effect immediately.

EXECUTIVE SESSION RESOLUTION - continued:

A MOTION was made at 6:30 p.m. by Mr. Shamey to adopt this Resolution, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

The meeting reconvened at 8:05 p.m.

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

Mayor Gatti announced that the following business was completed during Executive Session:

Personnel - DPW

Mayor Gatti said that this matter will remain in Executive Session.

Personnel - Police Department

Mayor Gatti said that this matter will remain in Executive Session.

Contract Negotiations - Block 80, Lots 1 & 2 (Readington Twp.)

The following Resolution was offered for consideration:

***TOWNSHIP OF READINGTON
RESOLUTION
R-2005-125***

WHEREAS, the State Agriculture Development Committee (SADC) certified the Fair Market Value (FMV) of \$40,500 per acre for the development easement on Block 80, Lots 1 & 2 (Readington Township - 60+/- acres), which is contained in Readington Township=s 2005A Round Planning Incentive Grant list of farms; and

WHEREAS, the SADC approved the five (5) year allocation of \$4,206,150.00 to be appropriated from the Garden State Preservation Trust, Farmland Preservation Fund, for Readington Township=s 2005A Planning Incentive Grant application, conditioned upon Garden State Preservation Trust, legislative and gubernatorial appropriation; and

WHEREAS, based on Readington Township=s application, the County of Hunterdon will provide a cost share for the purchase of the development easements, holding title to the development easements.

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

1. Approves the purchase of the development easement on Block 80, Lots 1 & 2 (Readington Township).
2. Commits to funding of the purchase of the development easement on Block 80, Lots 1 & 2 (Readington Township).
3. Authorizes funding pursuant to the Township=s five (5) year funding plan.

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

A MOTION was made by Mrs. Allen to adopt this Resolution, seconded by Mr. Shamey and on Roll Call vote the following was recorded:

Mrs. Allen	-	Aye
Mr. Auriemma	-	Aye
Mrs. Muir	-	Aye
Mr. Shamey	-	Aye
Mayor Gatti	-	Aye

Contract Negotiations - Block 63, Lots 11, 12 & 13 (Accettola)

Mayor Gatti said that this matter will remain in Executive Session.

Contract Negotiations - Professional Services - W.C. Peters Fire Apparatus Consulting Services, LLC

Mayor Gatti said that this matter will remain in Executive Session.

Contract Negotiations - Plenary Retail Distribution Liquor License Bids

Mayor Gatti said Attorney Dragan did not have an opportunity to review the bids received in their entirety. This item will be placed on the November 9th agenda.

Contract Negotiations - COAH - Contract - Anderson House & Allies, Inc.

Mayor Gatti said that this matter will remain in Executive Session.

Attorney-Client Privilege - Executive Session Minutes (October 3, 2005)

A **MOTION** was made by Mr. Shamey to approve the Executive Session minutes of the meeting October 3, 2005 for content. This motion was seconded by Mrs. Allen with a vote of ayes all, nays none recorded. Mayor Gatti abstained from this vote as he did not attend the October 3rd meeting.

Contract Negotiations - Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6, & 8 and Block 67, Lot 2 (Solberg Aviation - Hromoho)

Mayor Gatti said that this matter will remain in Executive Session.

CONSENT AGENDA:

1. ***APPROVAL OF THE MINUTES*** of meetings of September 22, 2005 & October 3, 2005.
2. ***CDMA, Inc./Block 4, Lot 77.02*** - release of driveway bond - \$600.
3. ***Gornit Corporation/Block 36, Lots 5, 5.02 & 5.04*** - request for release of unused escrow funds.
4. ***Application for Social Affair Permit*** - American Legion Post #284.
5. ***Application for Membership in NJ Firemen=s Association*** - Raymond Kidder.
6. ***Application for Blue Light Permit*** - Bruce A. Evans.
7. ***Monthly Collection Report*** for September, 2005.
8. ***Monthly Collection Report for Sewers*** for September 2005.
9. ***Tax Cancellation*** - resolution.

**READINGTON TOWNSHIP
HUNTERDON COUNTY, STATE OF NEW JERSEY
RESOLUTION**

WHEREAS, 2005 taxes remain open on Block 73, Lot 33; and

WHEREAS, it has been determined that the property owner is a permanently disabled vet and therefore is tax exempt; date of determination January 6, 2003.

NOW THEREFORE, BE IT RESOLVED, by the Township Committee, that the Tax Collector be authorized to cancel 2005 taxes in the amount of \$5,027.75.

CONSENT AGENDA – continued:

10. Payment of the Bills.

Fund Description	Fund No.	Received Total
CURRENT FUND APPROPRIATION	001	\$ 472,945.58
SEWER APPROPRIATION	002	\$ 95,522.92
TRUST APPROPRIATION	003	\$ 8,037.66
CAPITAL APPROPRIATIONS	004	\$ 41,512.15
MISC. REFUND, COUNTY TAX, LIENS	005	\$ 77,648.30
PAYROLL DEDUCTIONS	006	\$ 155,622.46
REGIONAL AND LOCAL SCHOOL TAX	007	\$ 2,261,257.62
DUE TO STATE OF NEW JERSEY	009	\$ 1,000.00
 TOTAL OF ALL FUNDS:		 \$ 3,113,546.69

11. Municipal Court & Violations Bureau Report for September, 2005.

A **MOTION** was made by Mrs. Allen to approve the items as listed on the consent agenda. This motion was seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mrs. Allen	-	Aye
Mr. Auriemma	-	Aye
Mrs. Muir	-	Aye
Mr. Shamey	-	Aye
Mayor Gatti	-	Aye (except for minutes of October 3, 2005 as he did not attend the meeting)

PUBLIC HEARINGS:

As it was after 8:00 p.m., a **motion** was made by Mr. Shamey to adjourn the regular meeting to hold a Public Hearing. This motion was seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY, NEW JERSEY, OF DECEMBER 1992 AS HERETOFORE SUPPLEMENTED AND AMENDED

Ordinance #27-2005

Mrs. Allen said this ordinance brings the Township's zoning ordinance in compliance with the new Stormwater Management regulations. It provides for a 300 foot buffer for Category One stream corridors, 150 foot buffer for trout maintenance stream corridors, and it clarifies the definitions of a stream channel and a stream corridor.

Mayor Gatti asked if there were any comments or questions from the Governing Body.

Mrs. Muir said she would like additional clarification about non-trout maintenance waters verses trout maintenance waters.

Mrs. Allen said there is an official designation by the State regarding what streams in Readington are trout maintenance, trout production and non-trout production.

Mrs. Muir said she was told that trout maintenance waters are waters that maintain a stream in which trout can live, which would apply to just about every stream in the Township.

Mrs. Allen said the trout maintenance waters were mapped by the Hunterdon County Planning Board and the NJDEP.

Mrs. Muir said she would like to see a map showing these waters referenced in the ordinance, and also get further clarification.

Ordinance #27-2005 – continued:

Mayor Gatti asked if there were any comments or questions from the public.

Mr. Ted Peters said that the definitions throughout the ordinance should be more specific.

Ms. Renay Salomon agreed that the definitions should be more specific, especially that of a vernal pool.

Ms. Stephanie Moore referred to the last page of the ordinance. She asked if she would be required to survey the brook on her property and then have a fence installed.

Mrs. Allen said this is a land development ordinance and would only apply in the case of land development.

Mr. Shamey asked if the Township is not regulating something in this ordinance why should it be defined in the ordinance.

Ms. Ingelore Krug said she feels the ordinance gives developers the license to dry up wetlands.

A MOTION was made by Mr. Shamey to close the Public Hearing. This motion was seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY, NEW JERSEY, OF DECEMBER 1992 AS HERETOFORE SUPPLEMENTED AND AMENDED

Ordinance #27-2005

A MOTION was made by Mrs. Allen to defeat this Ordinance, seconded by Mr. Shamey and on Roll Call vote the following was recorded:

Mrs. Allen	-	Aye
Mr. Auriemma	-	Aye
Mrs. Muir	-	Aye
Mr. Shamey	-	Aye
Mayor Gatti	-	Aye

Ordinance #28-2005

A MOTION was made by Mr. Shamey to adjourn the regular meeting to hold a Public Hearing. This motion was seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR THE PURCHASE OF A NEW FIRE PUMPER FOR THE EAST WHITEHOUSE FIRE COMPANY IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$475,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Ordinance #28-2005

Mayor Gatti said that this ordinance provides for the purchase of a pumper for East Whitehouse Fire Company.

Mayor Gatti asked if there were any comments or questions from the Governing Body.

Mr. Shamey said he did a presentation several meetings ago regarding this request. The need for this vehicle was clearly demonstrated. In addition, East Whitehouse's FEMA grant application has been denied.

Ordinance #28-2005 – continued:

Mr. Shamey said East Whitehouse does not have the membership that the other companies do.

Mayor Gatti asked if there were any comments or questions from the public. There were none.

A MOTION was made by Mr. Shamey to close the Public Hearing. This motion was seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Clerk read by Title:

BOND ORDINANCE PROVIDING FOR THE PURCHASE OF A NEW FIRE PUMPER FOR THE EAST WHITEHOUSE FIRE COMPANY IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$500,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$475,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Ordinance #28-2005

A MOTION was made by Mr. Shamey to adopt this Ordinance, seconded by Mrs. Allen and on Roll Call vote the following was recorded:

Mrs. Allen	-	Aye
Mr. Auriemma	-	Aye
Mrs. Muir	-	Aye
Mr. Shamey	-	Aye
Mayor Gatti	-	Aye

Ordinance #30-2005

A MOTION was made by Mr. Shamey to adjourn the regular meeting to hold a Public Hearing. This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN AGRICULTURAL DEVELOPMENT RIGHTS EASEMENT ON PROPERTY KNOWN AS BLOCK 70, LOT 38.50 (ESTATE OF STEWART KEAN) TO THE COUNTY OF HUNTERDON FOR FARMLAND PRESERVATION

Ordinance #30-2005

Mrs. Allen said this property is on Pleasant Run and Craig Roads. It consists of approximately 90 acres and has been approved for funding through the County Farmland Preservation Program 2005 Round. This ordinance will allow the Township to sell the easement to Hunterdon County.

Mayor Gatti asked if there were any comments or questions from the Governing Body. There were none.

Mayor Gatti asked if there were any comments or questions from the public.

Mr. Tom Seibert asked what the Township paid for this property.

Mrs. Allen said Readington Township is paying \$16,000 per acre for the easement, and we are selling it to Hunterdon County to \$14,700 per acre.

A MOTION was made by Mr. Shamey to close the Public Hearing. This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN AGRICULTURAL DEVELOPMENT RIGHTS EASEMENT ON PROPERTY KNOWN AS BLOCK 70, LOT 38.50 (ESTATE OF STEWART KEAN) TO THE COUNTY OF HUNTERDON FOR FARMLAND PRESERVATION

Ordinance #30-2005

Ordinance #30-2005 – continued:

A **MOTION** was made by Mrs. Allen to adopt this Ordinance, seconded by Mr. Shamey and on Roll Call vote the following was recorded:

Mrs. Allen	-	Aye
Mr. Auriemma	-	Aye
Mrs. Muir	-	Aye
Mr. Shamey	-	Aye
Mayor Gatti	-	Aye

CORRESPONDENCE/OTHER INFORMATION:

1. Memorandum dated September 30, 2005 from Denise B. Doolan, Clerk, Hunterdon County Board of Chosen Freeholders, regarding **adoption of a Resolution commenting on the Green Acres Rules and Regulations and objecting to certain new rule adoptions (N.J.A.C. 7:36)**, noted for information. No action taken.
2. Letter dated October 4, 2005 from Alan C. Johnson, Director, Hunterdon County Utilities Authority, Division of Solid Waste & Recycling Services, regarding **meeting of the Solid Waste Advisory Council to discuss the sighting of a new solid waste facility in Hunterdon County**, noted for information. No action taken.
3. Resolution from the Borough of Flemington **strongly urging the New Jersey State Legislature to enact legislation that would increase the income eligibility limitations to the median regional income limits as established by the Council on Affordable Housing**, noted for information. No action taken.
4. Notice dated October 7, 2005 from Debra J. Schulze, Planning Board Clerk, Hillsborough Township, regarding **Executive Session/continuation of public hearing regarding the Hillsborough Township Master Plan - Phase II**, noted for information. No action taken.
5. Notice from Raymond A. Tripodi, PE, Manager, PSE&G Licenses and Permits, regarding **Application for a Modified NJDEP Freshwater Wetlands Statewide General Permit #1 for the PSE&G Natural Gas Distribution System**, noted for information. No action taken.
6. Notice from Public Service Electric & Gas regarding **filing of a petition with the New Jersey Board of Public Utilities requesting an increase in charges for gas service**, noted for information. No action taken.
7. Notice dated October 11, 2005 from John Peel, PP, PK Environmental Planning & Engineering, regarding **Application for Letter of Interpretation - Line Verification - Map Revisions - William Luberto, Block 60, Lot 12**, noted for information. No action taken.

OLD BUSINESS:

1. **East Dreahook Road** - changing name to Readington Road.

Administrator Mekovetz said this matter was discussed at the last meeting and a recommendation was received from Engineer McEldowney.

After a short discussion, the Committee requested that Engineer McEldowney and Scott Jesseman be asked to explore other alternatives such as additional signage.

2. **Stanton Properties, II** - roadway dedication.

Action on this matter was deferred until additional information is obtained.

NEW BUSINESS:

1. ***Reconstruction of County Bridge No. R-165 and Approach Roadway of Barley Sheaf Road over Tributary of South Branch of Raritan River*** - approval of traffic control plan.

A MOTION was made by Mrs. Muir to approve the traffic control plan for the reconstruction of County Bridge No. R-165 and the approach roadway of Barley Sheaf Road over a tributary of the South Branch of Raritan River, contingent on review and approval by the Police Department. This motion was seconded by Mr. Shamey with a vote of ayes all, nays none recorded.

2. ***CDMA, Inc./Block 4, Lot 77.02*** - release of driveway bond - \$600.

This item was addressed under the Consent Agenda.

3. ***Gornit Corporation/Block 36, Lots 5, 5.02 & 5.04*** - request for release of unused escrow funds.

This item was addressed under the Consent Agenda.

4. ***Application for Social Affair Permit*** - American Legion Post #284.

This item was addressed under the Consent Agenda.

5. ***Application for Membership in NJ Firemen=s Association*** - Raymond Kidder.

This item was addressed under the Consent Agenda.

6. ***Application for Blue Light Permit*** - Bruce A. Evans

This item was addressed under the Consent Agenda.

ADMINISTRATOR=S REPORT:

Written report submitted.

Administrator Mekovetz said that she is in the process of setting up a meeting with Patriot Media to discuss their contract with the Township, which expires in 2007.

Administrator Mekovetz she had nothing further to report at this time.

ATTORNEY=S REPORT:

Written report submitted.

Attorney Dragan said the closing was held last week on Block 15, Lot 24, which the Township had sold at auction. She said the closing on the Wade farm should be held within the next two (2) weeks.

Attorney Dragan said she had nothing further to report at this time.

ENGINEER=S REPORT:

Written report submitted.

As Engineer McEldowney was not in attendance, no additional report was given.

COMMITTEE REPORTS:

1. Frank Gatti:

a. Finance Department

1. *Monthly Collection Report* for September, 2005.

This item was addressed under the Consent Agenda.

2. *Monthly Collection Report for Sewers* for September 2005.

This item was addressed under the Consent Agenda.

3. *Tax Cancellation* - resolution.

This item was addressed under the Consent Agenda.

4. *Payment of the Bills.*

This item was addressed under the Consent Agenda.

Mayor Gatti said he received a call from the temporary Superintendent of Readington Schools. They have scheduled a panel discussion with the School Board regarding 1701 and the restrictions on the school=s budgetary process. It will be held on November 1st at 7:30 p.m. at the school.

Mayor Gatti referred to an article in Sunday=s *New York Times Magazine* regarding Toll Brother=s various litigations throughout the state of New Jersey.

Mayor Gatti said a letter was received from Dr. James Sheerin regarding Mike Kovonuk and the great job he and the Building Department are doing.

Mayor Gatti said he had nothing further to report at this time.

2. Gerry Shamey:

a. Liaison to Fire Companies and Rescue Squad

Mr. Shamey said the monthly Volunteer Emergency Services meeting was held last Tuesday.

Mr. Shamey said that Readington Fire Company will be holding a steak and lobster dinner on October 22nd.

Mr. Shamey said he had nothing to report at this time.

3. Julia Allen:

a. Farmland\Open Space Preservation\Land Projects Liaison

Mrs. Allen said the next Open Space Advisory Board meeting is October 19th.

Mrs. Allen said the next walk on Township open space property has been scheduled for Sunday, November 20th, meeting at the Municipal Building at 1:00 p.m.

Mrs. Allen said she had nothing further to report at this time.

4. Thomas Auriemma:

Mr. Auriemma said he had nothing to report at this time.

5. Beatrice Muir:

Mrs. Muir said she had nothing to report at this time.

Mayor Gatti said at the last Historic Preservation Commission meeting an eight year old girl was presented with a plaque in appreciation for her efforts in cleaning up one of the local historic cemeteries. She and her father put together a plan and, along with a group of volunteers, they presented it to the Historic Preservation Commission. He suggested that the Committee send her a letter of appreciation for her efforts. All agreed.

COMMENTS FROM THE PUBLIC:

Mayor Gatti asked for comments from the public.

Mr. Rick Mansdoerfer, Mr. Gordon Stewart and Mr. Bill Cummins appeared before the Committee to discuss their submission of a bid for the new Plenary Retail Distribution License.

Ms. Ingelore Krug asked if the *New York Times* article is available to the public. She does not have a computer. Mr. Auriemma gave Ms. Krug a copy of the article.

Mr. Tom Seibert said he does not think it is right that a map was brought out during the public hearing for Ordinance #27-2005 and was held up so only the Committee could see it, not the audience.

Mr. Seibert asked about Block 80, Lots 1 and 2. He asked if the Township purchased this property fee simple.

Mrs. Allen said the Township did purchase it fee simple as part of a litigation settlement.

Ms. Stephanie Moore commented about two (2) items on the Bill List - the provision of bottled water and the clothing allowance.

Administrator Mekovetz said the Township is required to provide potable water and the well water is contaminated. A clothing allowance is provided as part of a Collective Bargaining Agreement for the Township's Department of Public Works employees.

Ms. Karen Jenkin referred to the overpopulation of deer in the Township and requested that the Committee explore alternate methods of deer control.

Mrs. Muir said the Committee can send a letter to the legislators asking them to look into various methods of deer control.

A MOTION was made by Mrs. Muir to send a letter to Readington's legislators requesting that they consider extending the hunting season for both bow and firearms, and that other means of deer control be investigated. This motion was seconded by Mr. Shamey with a vote of ayes all, nays none recorded.

COMMENTS FROM THE GOVERNING BODY:

Mayor Gatti said the Committee meeting scheduled for Monday, November 7th has been rescheduled and will now be held on Wednesday, November 9th.

A MOTION was made by Mrs. Muir to readvertise Ordinance #29-2005 to reflect the new Public Hearing date. This motion was seconded by Mr. Shamey with a vote of ayes all, nays none recorded.

Mayor Gatti asked for comments from the Governing Body. There were none.

ADJOURNMENT

As there was no further business, a motion was made by Mr. Shamey at 10:30 p.m., seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC\CMC
Administrator\Municipal Clerk