

**READINGTON TOWNSHIP COMMITTEE
MEETING - DECEMBER 19, 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, Mrs. J. Allen and Mr. T. Auriemma

ABSENT: Deputy Mayor Shamey and Mrs. B. Muir

ALSO PRESENT: Attorney Dragan, Administrator Mekovetz and Engineer McEldowney

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>
Block 15, Lot 4 (Arnaudy).....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential
Block 39, Lot 14 (Cuchiaro).....	Contract Negotiations.....	" " "
Awarding of Renovation to the Eversole- Hall House Bid.....	Contract Negotiations.....	" " "
Readington Twp. v. General Star Insurance Company & Summit Risk Services.....	Litigation.....	" " "
Notice & Petition of Appeal of Issuance of Liquor License.....	Contract Negotiations.....	" " "
Dobozynski Apartment Rental.....	Contract Negotiations.....	" " "
Executive Session Minutes - December 5, 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.....	" " "
Code Enforcement.....	Personnel.....	" " "

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.

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

EXECUTIVE SESSION RESOLUTION - continued:

The meeting reconvened at 7:50 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:

Contract Negotiations - Block 15, Lot 4 (Arnaudy)

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

Contract Negotiations - Block 39, Lot 14 (Cuchiaro)

The following Resolution was offered for consideration:

**TOWNSHIP OF READINGTON
RESOLUTION
R-2005-143**

WHEREAS, the State Agriculture Development Committee (SADC) certified the Fair Market Value (FMV) of \$18,000 per acre for the development easement on the Cuchiaro Farm (Block 39, Lot 14 - 25+/- acres) property, which is contained in Readington Township=s 2005A Planning Incentive Grant VIII list of farms; and

WHEREAS, the SADC approved the five (5) year allocation of \$4,206,150 to be appropriated from the Garden State Preservation Trust, Farmland Preservation Fund, for Readington Township=s 2005A Planning Incentive Grant VIII 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 39, Lot 14 (Cuchiaro Farm).
2. Commits to funding of the purchase of the development easement on Block 39, Lot 14 (Cuchiaro Farm).
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. Auriemma and on Roll Call vote the following was recorded:

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

Contract Negotiations - Awarding of Renovation to the Eversole Hall House Bid

A MOTION was made by Mrs. Allen to award the contract in the amount of \$83,500 (base bid of \$76,000 with Option No. 2, interior storm windows \$7,500) to Circelli Construction, Inc. This motion was seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Awarding of Renovation to the Eversole Hall House Bid - continued:

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

Litigation - Readington Twp. v. General Star Insurance Company & Summit Risk Services

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

Contract Negotiations - Notice & Petition of Appeal of Issuance of Liquor License

Mayor Gatti said this item will be discussed when the Committee returns to Executive Session at the conclusion of the regular meeting.

Contract Negotiations - Dobozyński Apartment Rental

Mayor Gatti said this item will be discussed when the Committee returns to Executive Session at the conclusion of the regular meeting.

Attorney-Client Privilege - Executive Session Minutes (December 5, 2005)

Mayor Gatti said this item will be discussed when the Committee returns to Executive Session at the conclusion of the regular 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.

Personnel - Code Enforcement

Mayor Gatti said this item will be discussed when the Committee returns to Executive Session at the conclusion of the regular meeting.

CONSENT AGENDA:

1. ***APPROVAL OF THE MINUTES*** of meeting of December 5, 2005.
2. ***Final Payment/Mannon Excavating & Paving Co.*** - Old York Road Section V - Mitigation (\$24,119.82).
3. ***Payment #1/Compass Construction, Inc.*** - Bikeway & Pedestrian Walkway (\$7,840.00).
4. ***Application for Membership in NJ Firemen=s Association*** - Ron F. Anastasi.
5. ***Renewal of Membership to Public Alliance Insurance Coverage Fund*** - resolutions.

**TOWNSHIP OF READINGTON
RESOLUTION
RISK MANAGEMENT CONSULTANT
R-2005-145**

WHEREAS, the Township of Readington has resolved to join the Public Alliance Insurance Coverage Fund (APAIC@) following a detailed analysis; and

WHEREAS, the Bylaws of PAIC require that each entity designate a Risk Management Consultant to perform various professional services as detailed in the Bylaws and Risk Management Plan; and

WHEREAS, the Bylaws indicate that PAIC shall pay each Risk Management Consultant a fee to be established annually by the Executive Committee.

CONSENT AGENDA - continued:

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby appoint Herder-Tarricone Associates as its Risk Management Consultant in accordance with the Fund=s Bylaws.

**PUBLIC ALLIANCE INSURANCE COVERAGE FUND
RESOLUTION FOR RENEWAL OF MEMBERSHIP
R-2005-146**

WHEREAS, the Township of Readington, hereafter referred to as **APublic Entity,@** is a member of the Public Alliance Insurance Coverage Fund, hereinafter referred to as **AFund@**; and

WHEREAS, said renewal membership terminates as of January 1, 2006 at 12:01 a.m. standard time, unless earlier renewed by agreement between the **Public Entity** and the **Fund**; and

WHEREAS, the **Public Entity** is afforded the following types of coverages:

- X Workers= Compensation
- X Package (property, boiler & machinery, crime, auto & general liability; including Police Professional)
- X Public Officials Liability
- X Excess Liability: Auto & General Liability (including Police Professional)
Public Officials Liability
- X Environmental Impairment Liability

WHEREAS, the **Public Entity** desires to renew said membership.

NOW THEREFORE, BE IT RESOLVED, as follows:

1. The **Public Entity** agrees to renew its membership in the **Fund** for a period of three (3) years beginning January 1, 2006, and ending January 1, 2009 at 12:01 a.m. eastern standard time, and to be subject to the coverages, operating procedures, bylaws, and other organizational and operational documents of the Fund presently existing or as from time to time amended by the Fund and/or the Department of Banking and Insurance.
 2. The **Public Entity** hereby appoints Vita Mekovetz, Administrator/Municipal Clerk, as the **Public Entity=s** Fund Commissioner and is authorized to execute the renewal Indemnity and Trust Agreement thereby evidencing annexed hereto and made a part hereof and to deliver same to the **Fund the Public Entity's** renewal of its membership.
6. **Tax Cancellation** - resolution.

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

WHEREAS, certain 2005 taxes remain outstanding on the Township of Readington tax records which are assessed to Readington Township; and

WHEREAS, the total taxes amount to \$7,900.32 as analyzed:

<u>BLOCK/LOT</u>	<u>PROPERTY LOCATION</u>	<u>AMOUNT</u>
15/21	3488 Route 22	\$ 6,630.00
61/4.01	Stanton Road (unknown)	\$ 198.90
21.06/201.02	109 Dove Cote Court	\$ 457.66
80/1 Q0525	River Avenue	\$ 613.76

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee that the Tax Collector is hereby authorized to cancel the amount of \$7,900.32 from the tax records.

CONSENT AGENDA - continued:

7. **Tax Refunds** - resolution.

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

WHEREAS, the Tax Collector has recommended the following 2005 tax refunds:

<u>BLOCK/LOT</u>	<u>REASON</u>	<u>REFUND TO</u>	<u>AMOUNT</u>
11/16.03	tax overpayment	Galvanek, Jeannette	\$ 1,417.00
21.06/501.02	vet deduction	Devito, Angelo	\$ 250.00
22/40.07 Co1	vet deduction	Rohrs, John	\$ 250.00
34/36.147	tax overpayment	Brienza, Ann Marie	\$ 1,049.94
38/22	tax overpayment	Furino, Timothy	\$ 89.83
50/13.02	duplicate payment	Philhower, George Cabria, Wendy	\$ 2,343.53
53/5.01	vet deduction	Sutton, Norman	\$ 250.00
56/13	tax overpayment	Sanz, Victor Musolino, Jessica	\$ 250.00
66/50	duplicate payment	First American Tax Service	\$ 3,179.55
80/7	duplicate payment	Moloff, Michael Huff, Deborah	\$ 1,308.95
93/19.02	duplicate payment	Wienberg, Kurt Rivera, Ada	\$ 1,933.31
95/12.330	duplicate payment	Farrell, Kathleen	\$ 866.56
97/5	duplicate payment	Ryck, Pauline	\$ 545.07

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee that the Township Treasurer be authorized to refund the amounts recommended.

8. **Payment of the Bills.**

Fund Description	Fund No.	Received Total
CURRENT FUND APPROPRIATION	001	\$ 270,793.07
SEWER APPROPRIATION	002	\$ 2,066.82
TRUST APPROPRIATION	003	\$ 2,334.35
CAPITAL APPROPRIATIONS	004	\$ 915.00
MISC. REFUND, COUNTY TAX, LIENS	005	\$ 158,593.53
PAYROLL DEDUCTIONS	006	\$ 183,827.71
TOTAL OF ALL FUNDS:		\$ 618,530.48

9. **Municipal Court & Violations Bureau Report** for November, 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
 Mayor Gatti - Aye

CORRESPONDENCE/OTHER INFORMATION:

- Notice dated December 2, 2005 from William G. Dressel, Jr., Executive Director, NJ State League of Municipalities **regarding opposition to S-2618/A-4162, Arbitration Change**, noted for information. No action taken.

CORRESPONDENCE/OTHER INFORMATION - continued:

2. Notice dated December 12, 2005 from William G. Dressel, Jr., Executive Director, NJ State League of Municipalities regarding *support of A-3414, ATransportation Trust Fund Renewal and Reform Act of 2005,* noted for information. No action taken.
3. Notice dated October 19, 2005 from Dorothy D. Wilkie, Municipal Clerk, Twp. of Bedminster, regarding *public hearing of Ordinance #05-40 - Amending Chapter XIII Entitled ALand Management@ of the revised General Ordinances of the Twp. of Bedminster by repealing and replacing Section 13-502 entitled ADrainage@ with Section 13-502 entitled AStormwater Management,@,* noted for information. No action taken.
4. Letter dated November 2, 2005 from Lou Cattuna, Section Chief, Bureau of Inland Regulation, NJDEP, regarding *Authorization for Freshwater Wetlands Statewide General Permit No. 11, Transition Area Waiver for Redevelopment, Water Quality Certification & Access Waiver for General Permits - Three Bridges Sanitary Sewer Pump Station, Block 95, portion of Lot 3 ,* noted for information. No action taken.
5. Letter dated November 2, 2005 from Lou Cattuna, Section Chief, Bureau of Inland Regulation, NJDEP, regarding *Freshwater Wetlands Letter of Interpretation/Line Verification - William Luberto, Block 60, Lot 12* (entire file available for review in the Clerk=s Office), noted for information. No action taken.
6. Letter dated November 9, 2005 from Lou Cattuna, Section Chief, Bureau of Inland Regulation, NJDEP, regarding *Freshwater Wetlands Letter of Interpretation/Line Verification - Michael & Maria Renda, Block 38, Lots 54, 74 & 75 ,* noted for information. No action taken.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **Chanco Development Corp./Stanton Ridge** - acceptance of remaining Stanton Ridge Phase I roadways.

Engineer McEldowney said he needs to review this request and also make a general inspection of the roadways before making a recommendation.

Action on this item was deferred until January.

2. **Village View Properties, LLC/Block 28, Lot 34** - request for reduction of Performance Bond.

The following Resolution was offered for consideration:

**TOWNSHIP OF READINGTON
RESOLUTION
R-2005-144**

WHEREAS, Robert W. Peck did file a written request with the Clerk of the Township of Readington for the reduction the Performance Bond #996701 for work completed in Village View at Readington, Block 28, Lot 34; and

WHEREAS, the Township Engineer has confirmed that a certain amount of work has been done by Village View at Readington on said property; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of site work; and

Village View Properties, LLC/Block 28, Lot 34 - reduction of Performance Bond - continued:

WHEREAS, the Township Engineer has supplied a reduced bond amount for Performance Bond #996701, as indicated in his memo of December 19, 2005, based upon the Municipal Land Use Law requirement:

DEVELOPMENT	BOND OR CHECK	ORIGINAL BONDED AMOUNT @ 120%	CURRENT REMAINING PERFORMANCE GUARANTEE @ 120% VALUE	RECOMMENDED REDUCTION BY (%) FOR WORK COMPLETED	REMAINING PERFORMANCE GUARANTEE @ 120% VALUE
Village View at Readington Block 28, Lot 34	996701	\$172,842.00	\$172,842.00	94.2%	\$9,906.00

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to reduce Performance Bond #996701, as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward copies of this Resolution approving these reduced amounts to the applicant.

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

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

3. **Final Payment/Mannon Excavating & Paving Co.** - Old York Road Section V - Mitigation.

This item was addressed under the Consent Agenda.

4. **Payment #1/Compass Construction, Inc.** - Bikeway & Pedestrian Walkway.

This item was addressed under the Consent Agenda.

5. **Application for Membership in NJ Firemen=s Association** - Ron F. Anastasi.

This item was addressed under the Consent Agenda.

6. **Renewal of Membership to Public Alliance Insurance Coverage Fund** - resolution.

This item was addressed under the Consent Agenda.

ADMINISTRATOR=S REPORT:

Written report submitted.

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

ATTORNEY=S REPORT:

Written report submitted.

Attorney Dragan said that the closing on the Arnaudy property is tentatively scheduled for Wednesday.

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

ENGINEER=S REPORT:

Written report submitted.

ENGINEER=S REPORT - continued:

Engineer McEldowney said that all of the work in the Hedgerow Estates development has been satisfactorily completed by Vizzoni.

Engineer McEldowney said he had nothing further to report at this time.

COMMITTEE REPORTS:

1. Frank Gatti:

a. Finance Department

1. Tax Cancellation - resolution.

This item was addressed under the Consent Agenda.

2. Tax Refunds - resolution.

This item was addressed under the Consent Agenda.

3. Payment of the Bills.

This item was addressed under the Consent Agenda.

Mayor Gatti asked for the status of the Bank Street parking lot.

Administrator Mekovetz said a Subcommittee has been formed to discuss the parking lot, sidewalks and other traffic concerns in downtown Whitehouse Station.

Mayor Gatti referred to a memo he received from Traffic Officer Patrick Gooley regarding the posting of speed limits on Summer Road. He asked Administrator Mekovetz to look into this further.

Mayor Gatti referred to the recent tractor trailer accident on Route 523. He said that Township resident John Kakalecik used snow to dam up the fuel spill preventing the situation from being much worse than it was. He asked that a letter be sent to Mr. Kakalecik thanking him for his efforts.

Mayor Gatti said that the Township took out a 15 year bond with Meryl Lynch for \$10 million at an interest rate of 4.4132%.

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

2. Gerry Shamey:

As Mr. Shamey was not in attendance, no report was given.

3. Julia Allen:

a. Farmland\Open Space Preservation\Land Projects Liaison

Mrs. Allen said the next meeting of the Open Space Advisory Board is scheduled for December 21st.

b. Sewer Advisory Committee

Mrs. Allen asked that a Sewer Advisory Committee meeting be scheduled for January or February.

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

4. Thomas Auriemma:

a. Recreation

Mr. Auriemma said that the Recreation Committee is looking for candidates to fill the

Recreation - continued:

vacant alternate position. They are looking for someone who would represent the Senior Citizens of the Township.

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

5. Beatrice Muir:

As Mrs. Muir was not in attendance no report was given.

COMMENTS FROM THE PUBLIC:

Mayor Gatti asked for comments from the public.

Mr. Ben Smith referred to comments made by Stephanie Moore at the last meeting about hunters on the open space next to her property. Mr. Smith said that because this open space is part of the walk scheduled for Sunday, he went out to examine the area. He said the ANo Trespassing@ signs on the property are very confusing.

Mrs. Allen said she had asked Engineer McEldowney to look into getting that area marked.

Engineer McEldowney said someone should be making a visit to the site this week.

Mr. Smith referred to the negotiations between the Township and the Solberg family and suggested that a progress report on the negotiations be given to the residents.

Mayor Gatti said that the Township has met several times with the Solberg family. The Committee and the Solberg family agreed to issue a joint press release when there is anything to announce.

COMMENTS FROM THE GOVERNING BODY:

Mayor Gatti asked for comments from the Governing Body. There were 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;

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EXHIBIT A

<u>Subject Matter</u>	<u>Basis of Public Exclusion</u>	<u>Date Anticipated When Discussion Will Be Disclosed to Public</u>
Notice & Petition of Appeal of Issuance of Liquor License.....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential

EXECUTIVE SESSION RESOLUTION - continued:

Dobozynski Apartment Rental.....Contract Negotiations.....	"	"	"
Executive Session Minutes - December 5, 2005..... Attorney-Client Privilege.....	"	"	"
Code Enforcement..... Personnel.....	"	"	"

A ***MOTION*** was made at 8:25 p.m. by Mrs. Allen to adopt this Resolution, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

The meeting reconvened at 9:05 p.m.

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

Contract Negotiations - Notice & Petition of Appeal of Issuance of Liquor License

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

Contract Negotiations - Dobozynski Apartment Rental

Mayor Gatti said that the Township will advertise for the rental of one (1) apartment on the Dobozynski farm with reduced rent for caretaker services. This motion was seconded by Mr. Auriemma

Attorney-Client Privilege - Executive Session Minutes (December 5, 2005)

A ***MOTION*** was made by Mrs. Allen to approve the Executive Session minutes of the meeting of December 5, 2005 for content. This motion was seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Personnel - Code Enforcement

A ***MOTION*** was made by Mrs. Allen to hire Charles Rodgers as Fire Subcode Official on a part-time basis at a rate of \$35 per hour, 2-6 hours per week, to fill in while Terry Jones is on bereavement leave. This motion was seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

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

ADJOURNMENT

As there was no further business, a motion was made by Mrs. Allen at 9:10 p.m., seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC\CMC
Administrator\Municipal Clerk