

**READINGTON TOWNSHIP COMMITTEE  
MEETING – OCTOBER 15, 2007**

Mayor Shamey *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 G. Shamey, Deputy Mayor T. Auriemma, Mrs. J. Allen and Mrs. B. Muir

**ABSENT:** Mr. F. Gatti

**ALSO PRESENT:** Administrator Mekovetz, Attorney Dragan 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 "A":

**EXHIBIT A**

<b><u>Subject Matter</u></b>	<b><u>Basis of Public Exclusion</u></b>	<b><u>Date Anticipated When Discussion Will Be Disclosed to Public</u></b>
Code Enforcement.....	Personnel.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential
Fire Prevention.....	Personnel.....	" " "
Zoning.....	Personnel.....	" " "
Block 56, Lot 5 (James).....	Contract Negotiations.....	" " "
Hunterdon County Health Department.....	Contract Negotiations.....	" " "
Executive Session Minutes (October 1, 2007)...	Attorney-Client Privilege.....	" " "
Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6, & 8, Block 39, Lot 24 & Block 67, Lot 2 (Solberg Aviation - Hromoho).....	Litigation.....	" " "

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 "A."
3. This Resolution shall take effect immediately.

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

The meeting reconvened at 7:50 p.m.

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

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

***Personnel - Code Enforcement***

A **MOTION** was made by Mr. Auriemma to correct the job title of David Greenhill to Electrical Subcode Official, seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

***Personnel - Fire Prevention***

A **MOTION** was made by Mrs. Muir to increase the hourly rate of part-time Fire Inspector Peter Coughlin to \$31.00 per hour effective immediately. 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
Mayor Shamey	-	Aye

***Personnel - Zoning***

A **MOTION** was made by Mrs. Muir to award a \$1,000 one-time stipend to John Barczyk for receipt of his Zoning Certification from Rutgers University Center for Government Services, which required the completion of three (3) courses. 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
Mayor Shamey	-	Aye

***Contract Negotiations - Block 56, Lot 5 (James)***

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

***Contract Negotiations - Hunterdon County Health Department***

A **MOTION** was made by Mr. Auriemma to approve the Interlocal Agreement for Public Health Services between Readington Township and the Hunterdon County Health Department. This motion was seconded by Mrs. Muir and on Roll Call vote the following was recorded:

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

***Contract Negotiations - Developers Agreement – Block 39, Lot 57 (Rockaway Creek, LLC)***

A **MOTION** was made by Mrs. Allen to approve the Developer's Agreement for Block 39, Lot 57 (Rockaway Creek, LLC). 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
Mayor Shamey	-	Aye

***Attorney-Client Privilege - Executive Session Minutes (October 1, 2007)***

A **MOTION** was made by Mrs. Allen to approve the Executive Session Minutes from the meeting of October 1, 2007 for content. This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded. Mr. Auriemma did not return to Executive Session at the end of the regular meeting, so he abstained from this vote.

***Litigation - Block 48, Lot 23; Block 55, Lot 33; Block 56, Lots 1, 3, 6, & 8;  
 Block 39, Lot 24 and Block 67, Lot 2 (Solberg Aviation - Hromoho)***

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

**CONSENT AGENDA:**

1. **APPROVAL OF THE MINUTES** of meeting of October 1, 2007.
2. **Country Classics Legacy at Readington, LLC** – request for refund of overpaid COAH fees (\$25,825.00).
3. **Menck/Block 25, Lot 54** - request for refund of unused permit fee.
4. **Payment of the Bills.**

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
CURRENT FUND APPROPRIATION	001	\$ 712,818.73
SEWER APPROPRIATION	002	\$ 420.00
TRUST APPROPRIATION	003	\$ 9,189.58
CAPITAL APPROPRIATIONS	004	\$ 637,349.24
MISC REFUND, COUNTY TAX, LIENS	005	\$ 101,588.15
PAYROLL DEDUCTIONS	006	\$ 178,922.56
REGIONAL AND LOCAL SCHOOL TAX	007	\$ 5,384,560.43
DUE TO STATE OF NEW JERSEY	009	\$ 225.00
TOTAL OF ALL FUNDS:		\$ 7,025,428.69

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

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

**CORRESPONDENCE/OTHER INFORMATION:**

1. Notice dated September 28, 2007 from Narinder K. Ahuja, Director, Division of Water Quality, NJDEP, regarding ***extension of comment period for the proposed FY2008 Priority System, Intended Use Plan & Project Priority Listing Document for Clean Water Financing***, noted for information. No action taken.
2. Resolution from the Twp. of East Amwell ***in opposition to Assembly Bill A-4393 which would require contracting units requesting bids for construction projects to advertise their projected cost estimate range & to publicly state reasons for rejecting all correctly submitted bids in cases where law provides criteria for rejection of all bids***, noted for information. No action taken.
3. Resolution from the Township of Kingwood ***supporting the continued funding of the PARIS Grants Program in accordance with P.L. 2003, Chapter 117, Sections 38 & 39***, noted for information. No action taken.

**OLD BUSINESS:**

1. **Solberg Airport** - update by Mayor Shamey.

Mayor Shamey said he had nothing to report.

**NEW BUSINESS:**

1. ***Garden Associates*** – presentation regarding plans to beautify Pickell Park.

Mr. Auriemma said Linda Busch was appointed to the Recreation Committee. She has become the liaison to the senior citizens. She met with members of Four Seasons at Readington, who requested that the Township improve the Pickell Park walking path. Ms. Busch established a relationship with Garden Associates Landscape & Architecture and asked for their support in beautifying the walking path. Garden Associates has donated their architectural design and project management services for this project.

Mr. Auriemma said the project will be worked on in stages and there will be no cost to the Township.

Ms. Linda Busch appeared before the Committee. She said she approached Garden Associates for assistance with the improvements to the walking path at Pickell Park. Ms. Bush said she has been working with Diane Venitelli who working on getting landscapers to donate their time and nurseries to donate plantings.

Ms. Busch said businesses and civic organizations have volunteered to assist in the planting.

Ms. Diane Venitelli from Garden Associates appeared before the Committee and presented a design of landscaping improvements through the entire park. She said they hope to get the project completed through donations and volunteer work.

Mr. Dominic Stanzion appeared before the Committee. He said he's worked with Garden Associates to create a plan to try and enhance Pickell Park and gave a short presentation regarding the plan.

Mayor Shamey thanked all those involved for their efforts.

**PUBLIC HEARING:**

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

**Ordinance #35-2007**

**A MOTION** was made by Mr. Auriemma 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 OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY ESTABLISHING AN AGRICULTURAL ADVISORY COMMITTEE***

**Ordinance #35-2007**

Mayor Shamey said this ordinance provides for the establishment of an Agricultural Advisory Committee. Although the Township already has such a Committee, it was never formally established by ordinance.

Mayor Shamey asked if there were any comments from the Governing Body.

Mrs. Allen said establishment of this Committee by ordinance is pursuant to the legislation for the Farmland Preservation Planning Incentive Grants.

Mayor Shamey asked if there were any comments from the public. There were none.

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

**Ordinance #35-2007 – continued:**

Clerk read by Title:

***AN ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY ESTABLISHING AN  
AGRICULTURAL ADVISORY COMMITTEE***

**Ordinance #35-2007**

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

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

2. ***Request from Township Board of Health to contribute \$1,000 to the Hunterdon County Health Department Community Health Improvement Plan.***

A **MOTION** was made by Mrs. Muir to approve the Township Board of Health's request to contribute \$1,000 to the Hunterdon County Health Department Community Health Improvement Plan. 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  
Mayor Shamey - Aye

3. ***Bond Ordinance/Block 20, Lot 11 (Csepi) - introduction.***

The following Ordinance was offered for introduction:

***BOND ORDINANCE PROVIDING FOR THE ACQUISITION OF A CONSERVATION EASEMENT ON BLOCK 20, LOT 11 (OWNER: CSEPI) IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$520,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$494,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF***

**Ordinance #37-2007**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY (not less than two-thirds of all members thereof affirmatively concurring) AS FOLLOWS:

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Readington, New Jersey (the "Township") as a general improvement. For the improvement or purpose described in Section 3, there is hereby appropriated the sum of \$520,000, including the sum of \$26,000 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$494,000 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the acquisition of a conservation easement on Block 20, Lot 11 on the tax maps of the Township (Owner: Csepi), including all related costs and expenditures incidental thereto.

***Bond Ordinance/Block 20, Lot 11 (Csepi – continued):***

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 40 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$494,000, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$25,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the

***Bond Ordinance/Block 20, Lot 11 (Csepi – continued):***

appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. The Mayor, Deputy Mayor, Township Administrator/Clerk and Township Attorney, as the case may be, are authorized pursuant to N.J.S.A. 40A:12-1 *et seq.*, and any other applicable law, to prepare and sign any and all necessary documentation to effectuate the acquisition as described herein, concerning the property known as Block 20, Lot 11, including, but not limited to, any contracts and amendments thereto and all closing documents needed to complete the purchase.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**A MOTION** was made by Mrs. Muir to introduce this Ordinance, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

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

Public Hearing was scheduled for Wednesday, November 7, 2007 at 8:00 p.m.

**A MOTION** was made by Mrs. Allen to send a letter to the County asking if they would cost share 20% on the value of this easement, pointing out that they did cost share on Degeronimo because it met their County Open Space Plan and that pursuant to the presentation that Gerry made in December 2006 and given them a map, a copy of the contract and a copy of the easement and ask if we could meet with a member of the Freeholder Board to discuss it. This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

4. ***Stanton Properties, II*** – request that the Township review status of required improvements at Stanton Ridge and accept dedication of those improvements not yet transferred.

Engineer McEldowney said that the Township has not received all of the paperwork necessary for this development. He asked that action on this item be deferred.

5. ***Wilmark/Stanton Place, II*** – request for acceptance of roads.

Engineer McEldowney said work needed to be done on several of the roadways. This work has been done and the top course has been placed. There is nothing left to do in Section II. He will review the file and make a recommendation at the next meeting.

6. ***Country Classics Legacy at Readington, LLC*** – request for refund of overpaid COAH fees (\$25,825.00).

This item was addressed under the Consent Agenda.

***NEW BUSINESS – continued:***

7. ***Menck/Block 25, Lot 54*** - request for refund of unused permit fee.

This item was addressed under the Consent Agenda.

***ADMINISTRATOR'S REPORT:***

Written report submitted.

Administrator Mekovetz said she received a letter from the Environmental Commission encouraging the Committee to submit comments to the BPU regarding vegetation management.

A ***MOTION*** was made by Mrs. Allen to authorize Administrator Mekovetz send a letter to the BPU commenting on vegetation management. This motion was seconded by Mrs. Muir with a vote of ayes all, nays none recorded.

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

***ATTORNEY'S REPORT:***

Written report submitted.

Attorney Dragan said the closing was held on the Padovani property.

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

***ENGINEER'S REPORT:***

Written report submitted.

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

***COMMITTEE REPORTS:***

1. **Gerard Shamey:**

Mayor Shamey said he received a fax from Assemblywoman Marcia Karrow regarding a letter she received from Comcast Cable company. They will be shifting several current channels as well as launching several new channels. They are also willing to host another information breakfast to meet with municipal officials in Ms. Karrow's district to discuss these changes. He asked if any members of the Committee wish to attend. None of the members of the Committee expressed interest in attending.

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

2. **Julia Allen:**

- a. **Farmland\Open Space Preservation\Land Projects Liaison**

Mrs. Allen said there will be a tour of preserved farms on October 21<sup>st</sup>. Anyone interested should meet at the Municipal Building at 1:00 p.m. meeting of the Open Space Committee was rescheduled for tomorrow evening at 7:30 p.m.

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

3. **Thomas Auriemma:**

- a. **Recreation.**

Mr. Auriemma said 85 teams participated in the soccer fest held on September 8<sup>th</sup> and 9<sup>th</sup>.

**Recreation – continued:**

Readington School and Readington Recreation worked to revitalize one (1) of their all purpose fields which is now being used for flag football as well as physical education classes.

A “Kid Safe” program is planned for October 20<sup>th</sup> at Summer Road Park for identification information for children.

Several gymnasiums have been secured at Hunterdon Central High School for use by the Township’s basketball program.

**4. Frank Gatti:**

**a. Finance Department**

**1. *Payment of the Bills.***

This item was addressed under the Consent Agenda.

As Mr. Gatti was not in attendance, no further report was given.

**5. Beatrice Muir:**

**a. Public Assistance**

Mrs. Muir said a public assistance meeting was held last week.

Starfish will be doing their annual Thanksgiving food basket donations.

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

**COMMENTS FROM THE PUBLIC:**

Mayor Shamey asked for comments from the public.

**COMMENTS FROM THE GOVERNING BODY:**

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

***ADJOURNMENT***

As there was no further business, a motion was made by Mrs. Muir at 8:50 p.m., seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC\MMC\RPPO  
Administrator\Municipal Clerk