

**READINGTON TOWNSHIP SEWER ADVISORY COMMITTEE
MEETING – September 27, 2011**

The meeting was called *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: Julia Allen, William Meglaughlin, Ron Monaco

ALSO PRESENT: Engineer Robert O'Brien

ABSENT: None

EXECUTIVE SESSION:

Chairman Monaco 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 Readington Township Sewer Advisory 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 Sewer Advisory 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>
Executive Session Minutes.....Attorney-Client Privilege..... γ January 12, 2011	Certain information at the discretion of Sewer Advisory Committee tonight..... Other information will remain confidential	

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 at by Mrs. Allen to adopt this resolution, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

The meeting reconvened at 6:40 p.m.

Chairman Monaco announced that the following business was completed during Executive Session:

Attorney-Client Privilege / Executive Session Minutes / January 12, 2011

A ***MOTION*** was made by Mr. Meglaughlin to approve the Executive Session Minutes of January 12, 2011 for content only, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

APPROVAL OF THE MINUTES of meeting of January 12, 2011 and July 5, 2011

A ***MOTION*** was made by Mr. Meglaughlin to approve the minutes of the January 12, 2011 meeting, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

A ***MOTION*** was made by Mr. Meglaughlin to approve the minutes of the July 5, 2011 meeting, seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

CORRESPONDENCE

1. Letter dated June 23, 2011 from Robert Streker, Project Manager, Core States Group, regarding ***Chase Bank Development, 101-103 Main Street (Block 24, Lots 10 & 13) Sewer Service Availability.***

Chairman Monaco stated that it is his understanding that there is only one existing unit of sewer capacity on this property, therefore providing no facilities available to serve this project.

A ***MOTION*** was made by Mrs. Allen to draft a letter stating that there are no facilities available to serve this project, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

2. Letter dated July 19, 2011 from Vita Mekovetz, Administrator/Municipal Clerk, regarding ***Resolution for Denial of Request for Sewer Capacity Allocation for Property Located at 388 Route 22 West / Readington Realty Holdings, LLC.***
No action taken.
3. Letter dated August 9, 2011 from Robert Streker, Project Manager, Core States Group, regarding ***Chase Development Bank, 541 US State Highway 22 (Block 34, Lot 30) Sewer Service Availability.***

Chairman Monaco stated that based on information from the Tax Collector's office there are three existing units of sewer capacity on this property. Chairman Monaco requested that a letter be written to Core States Group advising them that there are facilities available to serve this project; however with the stipulation that this does not constitute approval for any applications for development required from the appropriate board(s) nor does it determine the necessary gallonage that would be required for the development.

A MOTION was made by Mrs. Allen requesting the Sewer Advisory secretary to draft this letter, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

4. *Updated Distribution of RLSA Allocation dated June 30, 2011.*

The Committee reviewed the updated distribution of the RLSA Allocation.

OLD BUSINESS

1. *Sewer Connection Fee* – letter dated March 29, 2011 from Robert O’Brien, Township Engineer

Chairman Monaco stated that Engineer O’Brien had written a letter recommending that plan review and inspection costs be included in the sewerage services charges and drafted an amended ordinance to reflect these charges. Chairman Monaco asked for clarification on whether the services charges for the plan review/inspection fees are based on per units. Engineer O’Brien stated that this charge is per connection. Chairman Monaco requested that Engineer O’Brien clarify the amended language to read that the \$640 applies for each of the 350 gallons and the plan review and inspection applies for the actual physical connection.

NEW BUSINESS

1. *Request for Sewer Capacity for Two (2) Affordable Housing Units at 27 Oldwick Road (Block 4, Lot 94)* – letter dated May 16, 2011 from Dennis Fleck

Dennis Fleck stated that he was requesting sewer capacity for a recently purchased house from the County of Hunterdon. Mr. Fleck stated that it is his intent to convert the house into two affordable housing units, one low income and the other moderate income. Mrs. Allen stated that the Township could certainly use the COAH units as part of the Township’s plan and would support this project.

A MOTION was made by Mrs. Allen to recommend to the Township Committee the approval of two (2) units of sewer capacity out of the COAH allocation for this project, seconded by Mr. Meglaughlin with a vote of ayes all, nays none recorded.

Mrs. Allen requested to add a matter to Executive Session.

The Committee returned to Executive Session at 7:25 p.m.

RESOLUTION
EXECUTIVE SESSION

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WHEREAS, the Readington Township Sewer Advisory 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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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>
388 Route 22 Readington Realty.... Holdings, LLC v. Twp. of Readington SAC	Litigation.....	Certain information at the discretion of Sewer Advisory Committee tonight..... Other information will remain confidential

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.

The meeting reconvened at 8:00 p.m.

Litigation / 388 Readington Realty Holdings, LLC v. Township of Readington Sewer Advisory Committee

Chairman Monaco stated that this matter remains in Executive Session.

As there was no further business, **A MOTION** was made by Mr. Meglaughlin to adjourn at 8:00 p.m., seconded by Mrs. Allen with a vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M. Parker
Sewer Advisory Secretary