

**READINGTON TOWNSHIP COMMITTEE  
MEETING – September 21, 2015**

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, Deputy Mayor T. Auriemma, Mr. J. Broten, Mrs. M. Duffy  
Mr. S. Tropello

**ALSO PRESENT:** Administrator Mekovetz, Attorney S. Dragan

**ABSENT:** 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;

**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**

<b><u>Subject Matter</u></b>	<b><u>Basis Of Public Exclusion</u></b>	<b><u>Date Anticipated When Disclosed to Public</u></b>
White Collar Union / Local No. 469.....	Contract Negotiations.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Lease Agreement / ..... Friends of Dog Park	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • September 8, 2015	Attorney-Client Privilege.....	“ “ “
Mt. Laurel 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.....	“ “ “
Ryland Developers LLC.....	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. Auriemma to adopt this resolution, seconded by Mrs. Duffy with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:10 p.m.

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

***Executive Session:***

***Contract Negotiations / White Collar Local Union No. 469***

A **MOTION** was made by Mr. Broten to settle the contract with Teamsters Local No. 469 White Collar, for a 2% increase each year of the three (3) year agreement seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma	- Aye
Mr. Broten	- Aye
Mrs. Duffy	-Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

***Contract Negotiations / Lease Agreement / Friends of the Dog Park***

A **MOTION** was made by Mrs. Duffy to approve renewal of the lease agreement as amended for five (5) years seconded by Mr. Broten and on Roll Call vote the following was recorded:

Mr. Auriemma	- Aye
Mr. Broten	- Aye
Mrs. Duffy	-Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

***Attorney-Client Privilege / Executive Session Minutes / September 8, 2015***

A **MOTION** was made by Mrs. Duffy to approve the Executive Session Minutes of September 8, 2015 for content only, seconded by Mr. Auriemma with a vote of ayes all, nays none recorded.

***Potential Litigation / Mt. Laurel Affordable Housing***

The following resolution was offered for consideration:

***#R-2015-97***

**TOWNSHIP OF READINGTON**

**WHEREAS**, the Township Committee of the Township of Readington entered into the Municipal Shared Services Defense Agreement (“MSSDA”) for the purpose as set forth therein, which included retaining a common expert in the Declaratory Judgment action (“Litigation”) that was filed in accordance with In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (“Decision”); and

**WHEREAS**, the MSSDA identified Dr. Robert Burchell, a distinguished professor at Rutgers University, as the expert to be retained; and

**WHEREAS**, Dr. Burchell became ill and has been unable to complete the obligations under the Research Agreement as set forth in the MSSDA; and

**WHEREAS**, as a result, Rutgers University has exercised its right to terminate the Research Agreement as permitted under its terms; and

**Resolution #R-2015-97 cont'd:**

**WHEREAS**, the MSSDA requires modification to allow the members to retain one or more alternative experts, consultants and/or other professionals for the Litigation; and

**WHEREAS**, an Amendment to the MSSDA (“Amendment”) has been prepared to effectuate the modification; an

**WHEREAS**, the Township Committee of the Township of Readington recognizes that the Litigation requires immediate action and may require further expedited actions by its counsel determined to be necessary and appropriate; and

**WHEREAS**, the Township Committee of the Township of Readington has determined that it is in the best interests of the citizens of the Township of Readington to approve the Amendment, and/or to affirm and ratify the Amendment, and to authorize their designated counsel to take actions on behalf of the municipality with regard to the multiplicity of issues raised and associated with the continued implementation of the MSSDA;

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

1. The terms and conditions of the Amendment to MSSDA attached hereto are hereby approved, and/or ratified and confirmed.
2. The Mayor and Township Clerk or Deputy Clerk, be and are hereby authorized to execute the aforesaid Amendment.
3. The Township Committee of the Township of Readington hereby authorizes Jeffrey R. Surenian, Esq., to execute an agreement on behalf of Readington Township with Econsult Solutions, Inc.

The Township Committee of the Township of Readington hereby authorizes Jeffrey R. Surenian, Esq., to execute on behalf of Readington Township, with the approval of the municipality’s designated counsel such other agreement(s) as are advisable to effectuate the purposes of the MSSDA as amended.

4. The Township Committee of the Township of Readington further authorizes its designated counsel to approve such other changes to the MSSDA as may be necessary to effectuate its purposes, and to take action on behalf of the municipality with regard to the multiplicity of issues raised and associated with the implementation of the MSSDA provided that the action will not require the municipality to appropriate and commit any additional funding for the MSSDA.

In the event such changes and actions require the municipality to appropriate and commit any additional funding for the MSSDA, Readington Township shall only be responsible for such funding if it authorizes same.

5. If additional monies are needed to effectuate the intent and purpose of the MSSDA, no such services shall be authorized by designated counsel without further action from the Township of Readington.
6. This Resolution shall take effect immediately.

**A MOTION** was made by Mrs. Duffy to adopt this resolution, seconded by Mr. Broten and on Roll Call vote the following was recorded:

Mr. Auriemma	- Aye
Mr. Broten	- Aye
Mrs. Duffy	-Aye
Mr. Tropello	- Aye
Mayor Fort	- Aye

***Litigation / Solberg Aviation / Block 48, Lot 23; Block 55, Lot 33; Block 56, Lot 1, 3, 6 & 8; Block 67, Lot 2***

Mayor Fort stated that this matter was not discussed in Executive Session.

***Litigation / Ryland Developers, LLC***

Mayor Fort stated that this matter was not discussed in Executive Session.

Attorney Dragan requested to add the following matter to the Executive Session:

***Litigation / 388 Route 22 Readington Realty Holdings LLC***

Mayor Fort stated that this matter remains in Executive Session.

**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 Minutes** of meeting of September 8, 2015
- \* 2. **Social Affair Permit / Knights of Columbus Council 6930** (October 11, 2015)
- \* 3. **Release of Board of Health Escrow / Casey** (Block 21, Lot 18.02)
- \* 4. **Release of Board of Health Escrow / Luftglass** (Block 51, Lot 24)
- \* 5. **Resolution Authorizing Alcoholic Beverage License Renewals (2015-16) / 215 White Liquors**

The following resolution was offered for consideration:

**#R-2015-98**

**TOWNSHIP OF READINGTON**

**RESOLUTION AUTHORIZING ALCOHOLIC BEVERAGE LICENSE RENEWALS**

**BE IT RESOLVED**, by the Township Committee of the Township of Readington that the following Readington Township Alcoholic Beverage License Renewals for 2015-2016 be approved:

**PLENARY RETAIL CONSUMPTION:**

<b><u>LICENSE NUMBER</u></b>	<b><u>LICENSE HOLDER</u></b>	<b><u>MUNICIPAL FEE</u></b>	<b><u>STATE FEE</u></b>
1022-33-003-007	215 White Liquors LLC	\$2,214.60	\$200.00

\* 6. **Tax Refunds**

The following resolution was offered for consideration:

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

**WHEREAS**, the U.S. Department of Veterans Affairs has determined that the property owner of Block 55, Lot 13.04 is a 100% permanently disabled veteran (date of determination – November 15, 2014) and,

**WHEREAS**, the property owner purchased the property on October 19, 1987.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Tax Collector be authorized to cancel the 2015 property taxes and refund the owner \$5,597.10, the amount of taxes paid for the 1st and 2nd quarters of 2015.

\* 7. **Tax Refunds**

The following resolution was offered for consideration:

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

**WHEREAS**, the U.S. Department of Veterans Affairs has determined that the property owner of Block 95, Lot 12.283 is a 100% permanently disabled veteran (date of determination – January 29, 2014) and,

**WHEREAS**, the property owner purchased the property on April 21, 1995.

**NOW THEREFORE BE IT RESOLVED** by the Township Committee that the Tax Collector be authorized to cancel the 2015 property taxes and refund the owner \$1,133.32, the amount of taxes paid for the 1st and 2nd quarters of 2015.

\* 8. **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	5-01	\$ 295,585.38
SEWER APPROPRIATIONS	5-02	\$ 5,039.25
TRUST FUNDS	X-03	\$ 142,661.02
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 12,659.69
PAYROLL DEDUCTIONS	X-06	<u>\$ 135,210.66</u>
<b>TOTAL OF ALL FUNDS</b>		<b>\$ 591,155.40</b>

A **MOTION** was made by Mr. Broten to approve the Consent Agenda, seconded by Mr. Auriemma and on Roll Call vote the following was recorded:

Mr. Auriemma - Aye  
Mr. Broten - Aye  
Mrs. Duffy - Aye  
Mr. Tropello - Aye  
Mayor Fort - Aye

**COMMENTS FROM THE PUBLIC** for items listed on the agenda only

There were none.

**CORRESPONDENCE / OTHER INFORMATION**

1. Notice of Annual Public Hearings regarding *Casino Revenue Grant Funded Program to Improve Outreach to Community Transit Riders*. No action taken.

**NEW BUSINESS**

- \* 1. *Social Affair Permit / Knights of Columbus Council 6930* (October 11, 2015)

This matter was addressed under the Consent Agenda.

- \* 2. *Release of Board of Health Escrow / Casey* (Block 21, Lot 18.02)

This matter was addressed under the Consent Agenda.

- \* 3. *Release of Board of Health Escrow / Luftglass* (Block 51, Lot 24)

This matter was addressed under the Consent Agenda.

- \* 4. *Resolution Authorizing Alcoholic Beverage License Renewals (2015-16) / 215 White Liquors*

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 reported that the closing on sale of the agricultural easement on Block 94, Lot 19 (Little Hills Farm) will take place on Wednesday, with approximately \$787,000 being returned to the Township.

**COMMITTEE REPORTS**

**Thomas Auriemma**

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

**John Broten**

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

**M. Elizabeth Duffy**

Mrs. Duffy reported on the Open Space walk on Sunday at the River Trail.

**Betty Ann Fort**

Mayor Fort reported that she attended Peter Schoderbek's Eagle Scout Court of Honor at the Ann Reno barn on Saturday, and later in the day attended the Readington Community Garden picnic at the Dobozyński Farm Park. Mayor Fort commended the Building and Grounds department for the pristine maintenance of both properties.

Mayor Fort reported that she has been receiving property maintenance complaints recently and would like the Committee to consider drafting a property maintenance ordinance.

**Samuel Tropello**

Mr. Tropello reported on two articles in the Democrat, one being the Readington firemen with their new engine and also an article with regard to Clinton Fire Department receiving a grant for fire safety equipment; further questioning if Readington had looked into those grants as well. Mr. Tropello also suggested the possibility of a hiring professional grant writer to look into getting these grants.

***COMMENTS FROM THE PUBLIC***

Scott Scammell, Dreahook Road, pointed out a correction in the minutes.

***COMMENTS FROM THE GOVERNING BODY***

Mr. Tropello commented that he would like to continue to pursue addressing Assemblyman Ciattarelli's proposed legislation regarding the funding of the teacher's pension.

As there was no further business, ***A MOTION*** was made by Mrs. Duffy at 7:40 p.m. to adjourn the meeting, seconded by Mr. Broten with vote of ayes all, nays none recorded.

Respectfully Submitted:

Vita Mekovetz, RMC/MMC/QPA  
Municipal Clerk