

**READINGTON TOWNSHIP COMMITTEE  
MEETING –August 2, 2021**

Mayor Albanese *calls the meeting to order at 6:00 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 J. Albanese, Deputy Mayor J. Heller, Mrs. BA Fort, Mr. J. Huelsebusch and Mr. B. Smith

**ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan, Engineer R. O'Brien

**ABSENT:** None

Mayor Albanese explained that at the last virtual meeting held July 19, 2021, the Township Committee was unable to come of out Executive Session; therefore, procedurally, a motion must be made to close the Executive Session meeting and then enter into the public portion of the meeting.

A **MOTION** was made by Mr. Heller to end the Executive Session and open the public meeting, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

***Potential Litigation / Oakland Drive Pump Station West Upgrade***

Mayor Albanese stated that this matter remains in Executive Session.

***Potential Litigation / Affordable Housing***

Mayor Albanese stated that this matter remains in Executive Session.

***Litigation / Attorney-Client Privilege***

Mayor Albanese stated that this matter remains in Executive Session.

***Litigation / Civil Action Summons / Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township Committee of the Township of Readington***

Mayor Albanese stated that this matter remains in Executive Session.

***EXECUTIVE SESSION of August 2, 2021:***

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>
Housing & Social Services .....	Personnel.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Personnel.....	Personnel.....	“ “ “
Department of Public Works,.....	Personnel.....	“ “ “
Solid Waste Recycling.....	Contract Negotiations .....	“ “ “
Attorney-Client Privilege / ..... (Ridge at Readington)	Contract Negotiations.....	“ “ “
Attorney-Client Privilege / ..... (17 James Street)	Contract Negotiations.....	“ “ “
Executive Session Minutes..... • July 19, 2021	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Attorney – Client Privilege ..... • Contract Negotiations / Professional Services / Special Counsel	Litigation.....	“ “ “
Civil Action Summons / ..... Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township of Committee of the Township of Readington	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. Smith to adopt this resolution, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:30 p.m.

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

***Executive Session:***

***Personnel / Housing & Social Services***

A **MOTION** was made by Mrs. Fort to accept the resignation of Hunter Tregoning, seconded by Mr. Heller and on Roll Call vote the following was recorded:

- Mrs. Fort - Aye
- Mr. Heller -Aye
- Mr. Huelsebusch - Aye
- Mr. Smith -Aye
- Mayor Albanese - Aye

The following resolution was offered for consideration:

**#R-2021-112**

**RESOLUTION APPOINTING SCOTT CRABTREE TO SERVE IN THE POSITION OF HOUSING/SOCIAL SERVICES ASSISTANT IN THE HOUSING/SOCIAL SERVICES OFFICE**

**WHEREAS**, due to the resignation of Hunter Tregoning, there exists a vacancy in the Housing/Social Services Office; and

**WHEREAS**, after consultation with the Director of Housing & Social Services and interviews, the Township Administrator recommends the appointment of Scott Crabtree to the position of Housing/Social Services Assistant; and

**WHEREAS**, the Township Administrator recommends the annual compensation in the amount of \$50,000.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington that Scott Crabtree is hereby appointed to serve as Housing/Social Services Assistant, effective September 8, 2021.

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

Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

**Personnel / Personnel**

**A MOTION** was made by Mrs. Fort to approve the Education/Conference policy for Township personnel, seconded by Mr. Heller with a vote of ayes all, nays none recorded

**Personnel / Department of Public Works**

The following resolution was offered for consideration:

**#R-2021-113**

**RESOLUTION APPOINTING RYAN WALLACE TO SERVE IN THE POSITION OF ROAD SUPERVISOR**

**WHEREAS**, due to retirements and reorganization a new position of Road Supervisor has been created within the Department of Public Works; and

**WHEREAS**, after advertisement, screening of candidates and several interviews with the Mayor, Deputy Mayor and Township Administrator, it is the collective recommendation to appoint Ryan Wallace as Road Supervisor (Non-union position); and

**WHEREAS**, Ryan Wallace has the experience and professional credentials necessary for the position; and

**WHEREAS**, the Township Committee recommends the annual compensation of Ryan Wallace in the amount of \$100,000.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington that Ryan Wallace is hereby appointed to serve as Road Supervisor, effective September 8, 2021.

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

Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

The following resolution was offered for consideration:

**#R-2021-114**

**RESOLUTION APPOINTING RONALD CHRISTY, JR. TO SERVE IN THE POSITION OF ROAD SUPERVISOR**

**WHEREAS**, due to retirements and reorganization a new position of Road Supervisor has been created within the Department of Public Works; and

**WHEREAS**, after advertisement, screening of candidates and several interviews with the Mayor, Deputy Mayor and Township Administrator, it is the collective recommendation to appoint Ronald Christy, Jr. as Road Supervisor (Non-union position); and

**WHEREAS**, Ronald Christy, Jr has the experience and professional credentials necessary for the position; and

**WHEREAS**, the Township Committee recommends the annual compensation of Ronald Christy, Jr. in the amount of \$100,000; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Readington that Ronald Christy, Jr. is hereby appointed to serve as Road Supervisor, effective September 8, 2021

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

Mrs. Fort	- Aye
Mr. Heller	-Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

***Contract Negotiations / Solid Waste Recycling***

Mayor Albanese stated that this matter remains in Executive Session.

***Contract Negotiations / Attorney-Client Privilege / Affordable Housing (Ridge at Readington)***

Mayor Albanese stated that this matter remains in Executive Session.

***Contract Negotiations / Attorney-Client Privilege / Affordable Housing (17 James Street)***

Mayor Albanese stated that this matter remains in Executive Session.

***Attorney-Client Privilege / Executive Session Minutes / July 19, 2021***

A **MOTION** was made by Mrs. Fort to approve the Executive Session Minutes of July 19, 2021, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

***Potential Litigation / Affordable Housing***

Mayor Albanese stated that this matter remains in Executive Session.

***Litigation / Attorney Client***

- ***Contract Negotiations / Professional Services / Special Counsel***

The following resolution was offered for consideration:

***#R-2021-115***

***RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR  
SPECIAL LITIGATION COUNSEL SERVICES***

***WHEREAS***, the Township of Readington has a need to acquire Special Litigation Counsel Services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

***WHEREAS***, the term “non-fair and open contract,” for the purposes of the law, refers to a Professional Services Contract awarded to a contractor who has not made a political contribution as described in *N.J.S.A. 19:44A-20.5 et seq.* or in *N.J.S.A. 19:44A-8, et seq.*; and

***WHEREAS***, the Township Administrator has determined and certified in writing that the value of the services may exceed \$17,500; and

***WHEREAS***, Matthew J. Giacobbe, Esq. of Cleary Giacobbe Alfieri Jacobs, LLC has submitted a proposal indicating they will act as Special Litigation Counsel at the following rates:

*\$185 per hour for All Attorneys  
\$90 per hour for Paralegals and Law Clerks*

for a total amount not to exceed the amount appropriated for this service in the approved/adopted budget.

***WHEREAS***, Matthew J. Giacobbe, Esq., has completed and submitted a Business Entity Disclosure Certification which certifies that Matthew J. Giacobbe, Esq. has not made any reportable contributions to a political or candidate committee in the Township of Readington in the previous one (1) year, and that the contract will prohibit Matthew J. Giacobbe, Esq. from making any reportable contributions through the term of the contract; and

***WHEREAS***, the Chief Financial Officer’s Certification of the availability of funds is on file - *N.J.A.C. 5:30-5.4*).

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes the Mayor to enter into a contract with Matthew J. Giacobbe, Esq. of Cleary Giacobbe Alfieri Jacobs, LLC as described herein; and

***BE IT FURTHER RESOLVED***, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

***BE IT FURTHER RESOLVED***, that said contract shall expire when the matter is resolved; and

***BE IT FURTHER RESOLVED***, that copies of this Professional Service are on file with the Municipal Clerk and are available there for public inspection; and

***BE IT FURTHER RESOLVED***, that this Resolution shall take effect immediately.

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

Mrs. Fort - Aye  
Mr. Heller -Aye  
Mr. Huelsebusch - Aye  
Mr. Smith -Aye  
Mayor Albanese - Aye

***Litigation / Civil Action Summons / Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township Committee of the Township of Readington***

Mayor Albanese stated that this matter remains in Executive Session.

***Potential Litigation / Hionis (Block 20 Lot 1)***

Mayor Albanese stated that this matter remains in Executive Session.

***SWEARING OF NEW POLICE OFFICERS***

Municipal Clerk Parker swore in Patrolman Jacob Belardo.

Administrator Sheola swore in Patrolman Trevor Anderson.

***CONSENT AGENDA:***

Mayor Albanese 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.*

Todd Terricone, Lamington Road and Andrew Roth, County Road 523, requested to remove *Item # 3* from the Consent Agenda.

1. \***APPROVAL OF MINUTES** of meeting of July 19, 2021
2. \* ***Resolution to Award the Contract for the Purchase of Rock Salt for the 2021-2022 Season (Morton Salt)***

The following resolution was offered for consideration:

***#R-2021-116***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, Hunterdon County has offered municipalities the opportunity to participate in the cooperative purchase of rock salt for the upcoming 2021-2022 winter season.

***WHEREAS***, the Hunterdon County Board of Chosen Freeholders, in accordance with this agreement, has awarded the bid for rock salt to Morton Salt at a price of \$48.51 per ton, not to exceed \$152,000; and

***WHEREAS***, pursuant to *N.J.S.A. 5:34-5* the Governing Body is required to award this contract.

***NOW, THEREFORE, BE IT RESOLVED***, that the Township Committee of the Township of Readington does hereby award the contract for the purchase of rock salt for the 2021/2022 season (September 19, 2021, to September 18, 2022) to Morton Salt at a price of \$48.51 per ton.

**Resolution #R-2021-116 cont'd:**

**BE IT FURTHER RESOLVED**, that a copy of this Resolution shall be sent to the County of Hunterdon Purchasing Department.

3. \* **Resolution to Authorize Purchase of Two (2) Ambulances through Houston-Galveston Area Council Cooperative (HGAC)**

The following resolution was offered for consideration:

**#R-2021-117**

**TOWNSHIP OF READINGTON**

**RESOLUTION**

**WHEREAS**, the Township of Readington wishes to purchase two (2) rescue ambulances to replace inadequate vehicles; and

**WHEREAS**, N.J.S.A. 52:34-6.2 (b) P.L. 2011, c. 139 was enacted into law permitting agencies to use national purchasing cooperatives; and

**WHEREAS**, the Houston-Galveston Area Council (HGACBuy) maintains National Cooperative Purchasing Agreement Contracts, which are competitively awarded nationally leveraged cooperative purchasing contracts, through which members can make purchases; and

**WHEREAS**, the Township of Readington is a member of HGACBuy as authorized by N.J.S.A. 52:34-6.2; and

**WHEREAS**, Horton Emergency Vehicles, 3800 McDowell Road, Grove City, OH 43123 has been awarded H-GAC's Contract #AM10-20, Horton Model 533 Ambulance and the local dealer is VCI Emergency Vehicle Specialists, 43 Jefferson Avenue, Berlin, NJ 08009; and

**WHEREAS**, the First Aid Squad was not able to find a suitable or similar replacement for these ambulances under a NJ State Contract; and

**WHEREAS**, the Township Qualified Purchasing Agent has determined that the HGACBuy Contract #AM10-20 best meets the needs of the Township to purchase two (2) New/unused model year 2021 or newer ambulances for a total cost of \$497,000; and

**WHEREAS**, information regarding the contract may be found at the Township of Readington during regular business hours, as well as on the HGACBuy website at <https://www.hgacbuy.org/products-and-services>; and

**WHEREAS**, as required the Notice of Intent to Award Contract under a National Cooperative Purchasing Agreement was published on July 18, 2021, and no objections have been received to date; and

**WHEREAS**, H-GAC has reviewed the quote provided by VCI through H-GAC's Contract AM 10-20 and finds the pricing to be in compliance with the terms of the contract.

**WHEREAS**, the Chief Finance Officer has certified the availability of funds for this contract.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, does hereby award the contract in the amount of \$497,000 pursuant to their proposal.

4. \* **Release of Board of Health Escrow / Block 70.01, Lot 16.10 (Fieldstone Way)**
5. \* **Release of Board of Health Escrow / Block 36, Lot 36 (Coddington Road)**

- 6. \* *Release of Hunting Security Deposit / 7 Point Pines Hunting Club (Block 75, Lot 19.01)*
- 7. \* *Application for Blue Light Permit (Nancy Rigassio)*
- 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	0-01	\$ 940.00
CURRENT FUND	1-01	\$ 1,516,373.93
SEWER APPROPRIATIONS	1-02	\$ 155,748.38
TRUST FUNDS	X-03	\$ 115,109.88
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 2,862,342.85
PAYROLL DEDUCTIONS	X-06	\$ 201,386.76
REGIONAL SCHOOL TAX	X-07	\$ 2,773,233.00
2018 CAP IMPROVEMENTS	X-18	\$ 4,270.45
2019 CAP IMPROVEMENTS	X-19	\$ 231.00
2020 CAP IMPROVEMENTS	X-20	\$ 7,609.75
2021 CAP IMPROVEMENTS	X-21	<u>\$ 10,902.00</u>
 <b>TOTAL OF ALL FUNDS</b>		 <b>\$ 7,648,148.00</b>

A **MOTION** was made by Mrs. Fort to approve the Consent Agenda (*with the removal of Item #3*), seconded by Mr. Heller and on Roll Call vote the following was recorded:

- Mrs. Fort - Aye
- Mr. Heller -Aye
- Mr. Huelsebusch - Aye
- Mr. Smith -Aye
- Mayor Albanese - Aye

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

Andrew Roth, County Road 523, inquired about the duties of the Road Supervisor.

**PUBLIC HEARINGS**

As it was after 7:45 p.m., A **MOTION** was made by Mrs. Fort to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

**AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.306 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM MONTEMARANO**

**ORDINANCE #-21-2021**

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

There were none.

A **MOTION** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.



Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.306 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM MONTEMARANO***

***ORDINANCE #-21-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mrs. Fort to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.006 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM TAMMARO***

***Ordinance #22-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.006 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM TAMMARO***

***Ordinance #22-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING AND SUPPLEMENTING THE "DISTRICT REGULATIONS" CONTAINED IN ARTICLE IV OF CHAPTER 148 "LAND DEVELOPMENT" WITH RESPECT TO THE ROM-2 RESEARCH OFFICE AND MANUFACTURING PARK ZONE***

***Ordinance #23-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

Andrew Roth, County Road 523 asked for clarification on the language of inflammable in warehousing definition.

A ***MOTION*** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING AND SUPPLEMENTING THE "DISTRICT REGULATIONS" CONTAINED IN ARTICLE IV OF CHAPTER 148 "LAND DEVELOPMENT" WITH RESPECT TO THE ROM-2 RESEARCH OFFICE AND MANUFACTURING PARK ZONE***

***Ordinance #23-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN EASEMENTS FOR PUBLIC ROADWAY PURPOSES DEDICATED ON PORTIONS OF BLOCK 56, LOTS 3 & 6 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM SOLBERG AVIATION COMPANY***

***Ordinance #24-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACCEPTANCE OF CERTAIN EASEMENTS FOR PUBLIC ROADWAY PURPOSES DEDICATED ON PORTIONS OF BLOCK 56, LOTS 3 & 6 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM SOLBERG AVIATION COMPANY***

***Ordinance #24-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Fort 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 74, LOT 4 TO THE COUNTY OF HUNTERDON FOR FARMLAND PRESERVATION***

***Ordinance #25-2021***

Mayor Albanese asked if there were any comments from the governing body.

Mr. Huelsebusch provided a brief overview of the ordinance.

Mayor Albanese asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Smith 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 74, LOT 4 TO THE COUNTY OF HUNTERDON FOR FARMLAND PRESERVATION***

***Ordinance #25-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO FIRE PROTECTION SYSTEMS FOR RESIDENTIAL DEVELOPMENT***

***Ordinance #26-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

Andrew Roth, County Road 523, asked for clarification on the ordinance and the cost impact to the developers.

Dennis Concannon, Chief of Three Bridges Fire Company, commented that the adoption of the ordinance will allow firefighters to provide the best fire protection for residents.

**A MOTION** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO FIRE PROTECTION SYSTEMS FOR RESIDENTIAL DEVELOPMENT***

***Ordinance #26-2021***

**A MOTION** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

**A MOTION** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***An Ordinance Amending and Supplementing Ordinance #03-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***Ordinance #27-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

Andrew Roth, County Road 523, asked for clarification on this ordinance as it related to special officers.

**A MOTION** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

***An Ordinance Amending and Supplementing Ordinance #03-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***Ordinance #27-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Huelsebusch to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.046 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM PANZERA***

***Ordinance #28-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mrs. Fort to close the Public Hearing and open the regular meeting, seconded by Mr. Smith with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION OF PROPERTY KNOWN AS BLOCK 95, LOT 12.046 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM PANZERA***

***Ordinance #28-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

A ***MOTION*** was made by Mr. Smith to adjourn the regular meeting to hold a Public Hearing, seconded by Mrs. Fort with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION AND FUNDING OF PROPERTY KNOWN AS BLOCK 4, LOT 18 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM GABT, LLC AND APPROPRIATING THE SUM OF \$90,000 FROM THE MUNICIPAL OPEN SPACE TRUST FUND OF READINGTON TOWNSHIP***

***Ordinance #29-2021***

Mayor Albanese asked if there were any comments from the governing body.

There were none.

Mayor Albanese asked if there were any comments from the public.

There were none.

A ***MOTION*** was made by Mr. Smith to close the Public Hearing and open the regular meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

***AN ORDINANCE TO PROVIDE FOR THE ACQUISITION AND FUNDING OF PROPERTY KNOWN AS BLOCK 4, LOT 18 IN THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY FROM GABT, LLC AND APPROPRIATING THE SUM OF \$90,000 FROM THE MUNICIPAL OPEN SPACE TRUST FUND OF READINGTON TOWNSHIP***

***Ordinance #29-2021***

A ***MOTION*** was made by Mrs. Fort to adopt this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

***CORRESPONDENCE / OTHER INFORMATION***

1. Letter dated July 22, 2021, from Robin Ray, Township Clerk, Township of Bedminster regarding ***An Ordinance Amending Chapter XIII Entitled "Land Management of the Revised General Ordinances of the Township of Bedminster", 1984***. No action taken.

***OLD BUSINESS***

1. ***Release of Performance Bond / Ridge Road Realty, Inc. (Block 38, Lots 54.11, 54.12 & 54.02) / Acceptance of Check for Installation of Surface Course (Subdivision Performance Bond / Bond #BX20236)***

A ***MOTION*** was made by Mrs. Fort to return the check in the amount of \$21,350 to Ridge Road Realty, Inc. and allow the developer to pave the roadway, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

2. ***Proposal for Open Space Stewardship Coordinator***

The following resolution was offered for consideration:

***#R-2021-118***

***TOWNSHIP OF READINGTON  
RESOLUTION***

***WHEREAS***, there exists a need in the Township of Readington for Professional Services; and

***WHEREAS***, the Local Public Contract Law (*N.J.S.A. 40A:11-1 et seq.*) requires that the Resolution for professional services without competitive bids must be publicly advertised.

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

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:
  - Raritan Valley Community College to assist the Township with a Open Space Stewardship Coordinator with a matching grant for 50% of the total cost of the position for \$14,000. The Township's funding responsibility is \$7,000.
2. Said contract shall expire on August 1, 2022.
3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
3. This Resolution shall take effect immediately.

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

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

***NEW BUSINESS***

1. ***An Ordinance Amending and Supplementing Ordinance #27-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

The following ordinance was offered for introduction:

***An Ordinance Amending and Supplementing Ordinance #27-2021 of the Readington Township Salary Ordinance for Officers and Employees of the Township of Readington***

***Ordinance #30-2021***

The following amendment shall be made to Ordinance #27-2021 (language underlined **thus** represents new language; language with strike-outs ~~thus~~ signifies deletions):

**SUPERVISORY AND SUPPORT PERSONNEL**

	<b>MIN</b>	<b>MAX</b>
<b><u>ROAD SUPERVISOR</u></b>	<b><u>\$80,000</u></b>	<b><u>\$115,000</u></b>
<del>ROAD SUPERINTENDENT, BUILDINGS, GROUNDS &amp; PARKS</del>	<del>\$100,000</del>	<del>\$124,634</del>

A **MOTION** was made by Mrs. Fort to introduce this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Huelsebusch - Aye  
Mr. Smith - Aye  
Mayor Albanese - Aye

*The Public Hearing was scheduled for September 7, 2021, at 7:45 p.m.*

2. ***Application for Special Events Permit / St. Elizabeth Ann Seton Parish Picnic (September 19, 2021)***

A **MOTION** was made by Mrs. Fort to approve the application for the special events permit for the St. Elizabeth Ann Seton Parish Picnic, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

3. ***Request for Release of Driveway Bonds / Fallone Group (Block 38, Lots 54.06, 54.07 & 54.08)***

A **MOTION** was made by Mrs. Fort to approve the request for release of driveway bonds for the Fallone Group, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Huelsebusch - Aye  
Mr. Smith - Aye  
Mayor Albanese - Aye

4. ***Resolution in Recognition of Daniel Cleary Attaining Eagle Scout***

The following resolution was offered for consideration:

***#R-2021-119***

***TOWNSHIP OF READINGTON  
RESOLUTION***

**WHEREAS**, Daniel Cleary a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and



**Resolution #R-202-119 cont'd:**

**WHEREAS**, Daniel Cleary had made many memorable moments over the years at the Flemington Raritan Baseball fields where he wanted the opportunity to give back to his community; and

**WHEREAS**, Eagle Scout Candidate Daniel Cleary's Eagle Project involved building four (4) new batting cages to replace older cages taken down due to weather damage and constructing two (2) benches alongside of the cages for players to sit on while waiting their turn; and

**WHEREAS**, Daniel followed the prototype of the Flemington Raritan Baseball benches and painted the benches in the same shade of red.

**WHEREAS**, the Eagle Scout is the highest rank of recognition offered in Scouting; and

**WHEREAS**, on July 25, 2021, Daniel Cleary will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends Eagle Scout Daniel Cleary for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

A **MOTION** was made by Mr. Smith to introduce this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

5. **Resolution in Recognition of Ricky Ghanim Attaining Eagle Scout**

The following resolution was offered for consideration:

**#R-2021-120**

**TOWNSHIP OF READINGTON  
RESOLUTION**

**WHEREAS**, Ricky Ghanim a valued member of his Boy Scout Troop 186, is a dedicated young man who has earned the respect and admiration of his fellow scouts through his active participation in the many programs sponsored by the Boy Scouts of America; and

**WHEREAS**, Eagle Scout Candidate Ricky Ghanim's Eagle Project involved building two (2) new benches for the Richard Hall Community Mental Health Center located in Bridgewater; and

**WHEREAS**, the benches will provide patients a comfortable place to sit and relax while waiting to be picked up.

**WHEREAS**, the Eagle Scout is the highest rank of recognition offered in Scouting; and

**WHEREAS**, on July 25, 2021, Ricky Ghanim will be presented with the coveted Eagle Scout Award and is well deserving of this recognition.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington hereby commends Eagle Scout Ricky Ghanim for his diligence, determination, and dedication in pursuing the highest honor awarded by the Boy Scouts of America and congratulates him on attaining the rank of Eagle Scout.

A **MOTION** was made by Mr. Smith to introduce this ordinance, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Huelsebusch - Aye  
Mr. Smith - Aye  
Mayor Albanese - Aye

6. \* **Resolution to Award the Contract for the Purchase of Rock Salt for the 2021-2022 Season (Morton Salt)**

This matter was addressed under the Consent Agenda.

7. \* **Resolution to Authorize Purchase of Two (2) Ambulances through Houston-Galveston Area Council Cooperative (HGAC)**

This matter was addressed under the Consent Agenda.

8. **Special Items of Revenue and Appropriation in the 2021 Budget Pursuant to N.J.S.A. 40A:4-87**

Todd Terricone, Lamington Road, asked for clarification on what the special items of revenue entailed.

The following resolution was offered for consideration:

**#R-2021-121**

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION  
IN THE 2021 BUDGET  
PURSUANT TO N.J.S.A. 40A:4-87**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount was not determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount,

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of items of revenue in the budget of the year 2021 in the sum of \$81,224.09, which items are now available as a revenue from the following sources pursuant to the provision of statute:

NJDEP Clean Communities	\$55,065.16
NJ Body Armor – 2020	1,911.80
Somerset County Prosecutor:	
Pass Thru DWI	880.00
Distracted Driver	2,880.00
Drunk Driving Enforcement Fund	4,751.08
Municipal Court Alcohol Education/ Rehabilitation Fund	1,135.99
NJDEP Recycling Tonnage Grant – 2018	12,600.06
Sustainable NJ/PSE&G Natural Resource Interactive Inventory Map	2,000.00

**Resolution #R-2021-121 cont'd:**

**BE IT FURTHER RESOLVED** that a like sum of \$81,224.09 be and the same is hereby appropriated under the caption of the following:

NJDEP Clean Communities	\$55,065.16
NJ Body Armor – 2020	1,911.80
Somerset County Prosecutor:	
Pass Thru DWI	880.00
Distracted Driver	2,880.00
Drunk Driving Enforcement Fund	4,751.08
Municipal Court Alcohol Education/ Rehabilitation Fund	1,135.99
NJDEP Recycling Tonnage Grant – 2018	12,600.06
Sustainable NJ/PSE&G Natural Resource Interactive Inventory Map	2,000.00

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

Mrs. Fort - Aye  
Mr. Heller - Aye  
Mr. Huelsebusch - Aye  
Mr. Smith - Aye  
Mayor Albanese - Aye

8. \* **Release of Board of Health Escrow / Block 70.01, Lot 16.10 (Fieldstone Way)**

This matter was addressed under the Consent Agenda.

9. \* **Release of Board of Health Escrow / Block 36, Lot 36 (Coddington Road)**

This matter was addressed under the Consent Agenda.

10. \* **Release of Hunting Security Deposit / 7 Point Pines Hunting Club (Block 75, Lot 19.01)**

This matter was addressed under the Consent Agenda.

11. \* **Application for Blue Light Permit (Nancy Rigassio)**

This matter was addressed under the Consent Agenda.

**ADMINISTRATOR'S REPORT**

Administrator Sheola introduced Ryan Wallace as one of the newly hired Department of Public Works Road Supervisors.

Administrator Sheola reported that the Three Bridges Fire House Annex on Route 523 has an issue with an asphalt pad in front of the bays, which sunk over the years and the Chief of Three Bridges Volunteer Fire Company requested consideration for any assistance the Committee could provide.

A **MOTION** was made by Mrs. Fort to allow the Township to investigate the issue with the paving at the Three Bridges Fire House Annex and to take action to help resolve the problem, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mrs. Fort	- Aye
Mr. Heller	- Aye
Mr. Huelsebusch	- Aye
Mr. Smith	-Aye
Mayor Albanese	- Aye

Administrator Sheola reported that an indoor mask mandate will be reinstated at the Municipal Building for all employees and visitors starting tomorrow and the Police Department will be hosting National Night Out on Tuesday, August 3<sup>rd</sup>.

#### ***ATTORNEY'S REPORT***

Attorney Dragan stated that she had nothing further to report.

#### ***ENGINEER'S REPORT***

Engineer O'Brien reported that the milling and paving of the roads will begin in September and provided a status update on the culvert cleanings along Route 22.

#### ***COMMITTEE REPORTS***

##### **BETTY ANN FORT**

Mrs. Fort reported that the museum sign in front of the Hall House was damaged during a motor vehicle accident and will need to be repaired.

##### **JONATHAN HELLER**

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

##### **JUERGEN HUELSEBUSCH**

Mr. Huelsebusch provided a mid-year update on Open Space acquisitions and reported that a grant was approved for the roof on the Bowman Stickney house in the amount of \$35,000.

##### **BENJAMIN SMITH**

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

##### **JOHN ALBANESE**

Mayor Albanese reported that Recreation is wrapping up the summer program and will begin fall registrations.

#### ***COMMENTS FROM THE PUBLIC***

Dennis Concannon, Chief of the Three Bridges Fire Company, thanked the Committee for their support.

Neil Hendrickson, Glenmont Road, inquired if two (2) police officers had left the Township and asked for clarification on the affordable housing plan.

Andrew Roth, County Road 523, thanked the Committee for in person meetings.

Todd Terricone, Lamington Road, provided positive feedback on the online virtual meetings.

***COMMENTS FROM THE GOVERNING BODY***

Mr. Huelsebusch stated that the Township received a proclamation from Hunterdon County recognizing Readington as one of the top three (3) safest towns in New Jersey.

As there was no further business, **A MOTION** was made by Mrs. Fort at 8:35 p.m. to adjourn the meeting, seconded by Mr. Heller with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*  
Municipal Clerk