

**READINGTON TOWNSHIP COMMITTEE
MEETING – May 15, 2023**

Mayor Huelsebusch *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. Huelsebusch, Deputy Mayor A. Mueller, Mr. J. Albanese, Mr. J. Heller, and Mr. V. Panico

ALSO PRESENT: Administrator R. Sheola, Municipal Clerk K. Parker, 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:

- 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>
Police	Personnel	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Recreation / Summer Camp.....	Personnel	“ “ “
Award of Auction Bid 124 Rockafellows Mill Road	Contract Negotiations	“ “ “
Award of Auction Bid 17 James Street	Contract Negotiations	“ “ “
Block 73, Lot 23.01& 25.....	Contract Negotiations	“ “ “
RLSA Sewer Service Agreement - Attorney-Client Privilege	Contract Negotiations	“ “ “
Release and Hold Harmless Agreement ... (Toll NJ I, LLC & Regency at Readington)	Contract Negotiations	“ “ “
Executive Session Minutes..... • May 1, 2023	Attorney-Client Privilege.....	“ “ “
Attorney-Client Privilege	Attorney-Client Privilege.....	“ “ “

Affordable Housing..... Potential Litigation..... “ “ “
~ Contract Negotiations / ARC Group Homes

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. Heller to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:30 p.m.

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

Executive Session:

Personnel / Police

The following resolution was offered for consideration:

#R-2023-84

APPOINTMENT – JASON PHARES – PERMANENT SERGEANT

WHEREAS, Jason Phares was appointed to Sergeant (Probationary) on October 3, 2022; and

WHEREAS, Jason Phares has completed his six (6) month probationary period and the Director of Public Safety has recommended Jason Phares for permanent Sergeant.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of Readington Township to appoint Jason Phares to the position of Sergeant of the Readington Police Department.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

The following resolution was offered for consideration:

#R-2023-85

TOWNSHIP OF READINGTON

WHEREAS, the Readington Police Department had a vacancy in the rank of Chief of Police; and

WHEREAS, the Police Department, in order to maintain a chain of command, the Appropriate Authority appointed Lt Christopher DeWire as Officer in Charge, effective June 2, 2023; and

WHEREAS, the promotional process is not complete and in recognition of the additional responsibilities as Officer in Charge, the Township Committee hereby increases Lt Christopher DeWire’s salary by an additional \$1,500 per month as a stipend, effective June 2, 2023.

BE IT RESOLVED, this Resolution shall confirm the adjustment of Lt Christopher DeWire’s salary as per the above.

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

Mr. Albanese -Aye
 Mr. Heller - Aye
 Mr. Mueller - Aye
 Mr. Panico - Aye
 Mayor Huelsebusch - Aye

Personnel / Recreation / Summer Camp

#R-2023-86

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS the Recreation Department runs the Summer Recreation Camp Program at Summer Road Park from June 24 through August 4, 2023; and; and

WHEREAS the Recreation Department relies on “summer camp counselors” to assist with running the program; and

WHEREAS, it is the intent to hire the following individuals with the rate of pay indicated:

Ardito	Michael	Jr. Counselor	\$14.13
Batten	Rylee	Sr. Counselor	\$17.00
Blum	Owens	Counselor	\$16.00
Brembt	Zachery	Volunteer	-
Kowieski	Meesha	Jr. Counselor	\$14.13
Kwan	Ali	Sr. Counselor	\$17.00
Neely	Jennifer	Sr. Counselor	\$17.00
Pijanowski	Mary	Jr. Counselor	\$14.13
Schultz	Marianne	Sr. Counselor	\$17.00
Schwarz	Caitlin	Sr. Counselor	\$17.00
Smekal	Camerson	Jr. Counselor	\$14.13
Stefanik	Richard	Sr. Counselor	\$17.00
Stefanik	Viktoria	Sr. Counselor	\$17.00
Szano	Darren	Sr. Counselor	\$17.00
Tedesco	Danny	Counselor	\$16.00
Vinella	Breanna	Sr. Counselor	\$17.00
Williamson	Dylan	Jr. Counselor	\$14.13

NOW THEREFORE BE IT RESOLVED, the Township Committee of the Township of Readington hereby approves the employment of the above for the summer of 2023.

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

Mr. Albanese -Aye
 Mr. Heller - Aye
 Mr. Mueller - Aye
 Mr. Panico - Aye
 Mayor Huelsebusch - Aye

Contract Negotiations / Award of Auction Bid / 124 Rockafellows Mill Road

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Award of Auction Bid / 17 James Street

A ***MOTION*** was made by Mr. Mueller to accept the bid in the amount of \$130,000, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese -Aye
Mr. Heller - Aye
Mr. Mueller - Aye
Mr. Panico - Aye
Mayor Huelsebusch - Aye

Contract Negotiations / Block 73, Lot 23.01 & 25

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / RLSA Sewer Service Agreement / Attorney-Client Privilege

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Release and Hold Harmless Agreement (Toll NJ I, LLC & Regency at Readington)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / May 1, 2023

A ***MOTION*** was made by Mr. Mueller to approve the Executive Session Minutes of May 1, 2023, for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Attorney-Client Privilege / Attorney-Client Privilege

Mayor Huelsebusch stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing ~ Contract Negotiations / ARC Group Homes

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING ORDINANCE #21-2022 PROVIDING FOR THE ACQUISITION OF DEED RESTRICTIONS ON HOUSING UNITS SHOWN ON THE OFFICIAL TOWNSHIP TAX MAP AS BLOCK 95, LOTS 12.005, 12.399 AND 12.401 BY THE TOWNSHIP OF READINGTON IN THE COUNTY OF HUNTERDON, NEW JERSEY

ORDINANCE #12-2023

BE IT ORDAINED by the Township Committee of the Township of Readington, in the County of Hunterdon and State of New Jersey, that Ordinance #21-2022 entitled “An Ordinance Providing for the Acquisition of Deed Restrictions on Housing Units Shown on the Official Township Tax Map as Block 95, Lots 12.005, 12.399 and 12.401 by the Township of Readington in the County of Hunterdon, New Jersey” is hereby amended as follows: (new language appears thus; deleted language appears ~~thus~~):

Section 1. In accordance with N.J.S.A. 40A-12-5 et seq., authorizing acquisitions of real property, including easements and restrictions, for public purposes, the acquisition of affordable housing deed restrictions is hereby authorized on certain housing units known as Block 95, Lot 12.005 (5 Owl Court - 2 bedrooms), Lot 12.399 (399 Ferncrest Court- 2 of 3 Bedrooms) and Lot 12.401 (401 Ferncrest Court- 2 Bedrooms), all of which are homes owned by ARC Properties of Hunterdon, LLC. Deed restrictions on these properties are being purchased as part of the Township’s Housing Element and Fair Share Plan, Settlement Agreement with Fair Share Housing Center and Final Judgment of Compliance and Repose issued by the Superior Court of New Jersey on March 28, 2022. In furtherance of this objective, the Mayor, Deputy Mayor, Administrator, Clerk and Township Attorney are all authorized and directed to take all reasonable, necessary and lawful steps, together with the execution of any and all necessary agreements, including but not limited to affordable housing agreements and restrictions,

Ordinance #12-2023 cont'd:

mortgage documents, toward the acquisition of the deed restrictions on the aforementioned properties, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make payment to the owner of the aforementioned properties an amount equal to \$35,000.00 per bedroom for a total of \$210,000 in consideration of executing a ~~fifty year plus (50+)~~ deed restriction for a period of at least thirty (30) years on each affordable unit which, per UHAC rules and regulations, is automatically extended until the municipality elects to release it via ordinance. Costs and expenses are also authorized for this acquisition in an amount not to exceed \$3000.

Section 2. Funding for this purchase was authorized by Ordinance # 10-2018 adopted on July 2, 2018 and by Ordinance #11-2019 adopted on May 6, 2019, and from the Township's Affordable Housing Trust Fund which provides for a specific dedication to funds to 399 Ferncrest Court, in accordance with the Township's Court- approved Amended Spending Plan adopted on November 2, 2020.

Section 3. If the provision of any article, section, subsection, paragraph, or clause of this Ordinance is adjudged to be invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of this Ordinance and to this, end the provisions of this Ordinance are hereby declared to be severable.

Section 4. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

The Public Hearing was scheduled for June 5, 2023 at 7:45 p.m.

The following matter were added to the Executive Session agenda:

Litigation / DeMaio Electrical vs. Township of Readington

Mayor Huelsebusch stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Huelsebusch 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 May 1, 2023

2. * **Tax Refund**

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

WHEREAS, the Readington Township Tax Collector has recommended the following refund of a property tax payment from 2023:

<u>BLOCK/LOT</u>	<u>REFUND TO</u>	<u>REASON</u>	<u>AMOUNT</u>
60/14.02	CoreLogic	Duplicate Payment	\$ 203.83

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer is hereby authorized to refund the amount recommended.

5. * **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>
GENERAL	2-01	\$ 15,515.24
GENERAL	3-01	\$ 749,647.79
SEWER UTILITY OP FUND	3-02	\$ 70,017.34
OTHER TRUST	X-03	\$ 41,728.21
PAYROLL DEDUCTIONS	X-06	\$ 223,755.87
2017 CAP IMPROVEMENTS	X-17	\$ 2,808.35
2018 CAP IMPROVEMENTS	X-18	\$ 1,587.74
2019 CAP IMPROVEMENTS	X-19	\$ 2,772.64
2020 CAP IMPROVEMENTS	X-20	\$ 3,130.85
2021 CAP IMPROVEMENTS	X-21	\$ 3,360.90
202-14 VARIOUS CAPITAL	X-22	\$ 2,240.40
2023 CAP IMPROVEMENTS	X-23	\$ 1,096.50
TOTAL OF ALL FUNDS		\$ 1,117,661.83

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

- Mr. Albanese -Aye
- Mr. Heller - Aye
- Mr. Mueller - Aye
- Mr. Panico - Aye
- Mayor Huelsebusch - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were none.

PUBLIC HEARINGS

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

2023 Municipal Budget

Administrator Sheola discussed the resolution to amend the budget. The budget as amended is \$23,237,427 with no increase in local tax rate.

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

There were none.

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

Karen Mittleman inquired about the cuts to the Recreation Department budget.

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

A MOTION was made by Mr. Mueller to introduce the amendment to the 2023 Municipal Budget, seconded by Mr. Panico and on Roll Call vote the following was recorded:

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

The Public Hearing was scheduled for June 5, 2023 at 7:45 p.m.

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

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 IN THE TOWNSHIP OF READINGTON AND BLOCK 37, LOT 1 AND BLOCK 28, LOT 1 IN RARITAN TOWNSHIP, HUNTERDON COUNTY AND STATE OF NEW JERSEY FROM BEITZ AND APPROPRIATING THE SUM OF \$26,000 FROM THE OPEN SPACE TRUST FUND OF THE TOWNSHIP OF READINGTON

ORDINANCE #10-2023

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

There were none.

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

There were none.

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

Clerk read by Title:

AN ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY KNOWN AS BLOCK 73, LOTS 23.01 AND 25 IN THE TOWNSHIP OF READINGTON AND BLOCK 37, LOT 1 AND BLOCK 28, LOT 1 IN RARITAN TOWNSHIP, HUNTERDON COUNTY AND STATE OF NEW JERSEY FROM BEITZ AND APPROPRIATING THE SUM OF \$26,000 FROM THE OPEN SPACE TRUST FUND OF THE TOWNSHIP OF READINGTON

ORDINANCE #10-2023

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

Mr. Albanese -Aye
Mr. Heller - Aye
Mr. Mueller - Aye
Mr. Panico - Aye
Mayor Huelsebusch - Aye

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Public Hearing from Katrina Campbell, County Counsel, County of Hunterdon in the matter of ***Proposed Sale of Property Commonly Known as the Hunterdon County Transfer Station/Materials Recovery Facility, Petticoat Lane, Clinton Township New Jersey (Block 46, Lot 32) in the Township of Clinton, County of Hunterdon, State of New Jersey.***

The Committee requested that Administrator Sheola draft a resolution in opposition of the sale for consideration at the next meeting.

2. Letter dated May 10, 2023 from Jennifer Ader, Municipal Clerk, Township of Tewksbury in the matter of ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending Article III, Definitions, Section 301, Words and Terms Defined, and Article VIII, Zoning Provisions, Section 702.2, Specific Accessory Structures, of the Development Regulations Ordinance of the Township of Tewksbury.*** No action taken.

OLD BUSINESS

1. ***Presentation of Deer Management Program***

The Wildlife Subcommittee suggested that the Township add the following three (3) properties to the Deer Management Program for the 2023/2024 season:

- *Bloy Farm Tract: Block 50, Lot 13 (Total Acres 21.45)*
- *Chamberlain Rd. Backland: Blok 52.01, Lot 13.90 (Total Acres 33.32)*
- *Roosevelt Road: Block 55, Lots 1.91 and 1.92 (Total Acres 59.91)*

Mr. Albanese and Mr. Heller expressed concerns about the use of the Bloy Farm property due to resident concerns and location near the Bowman Stickney Museum.

Mr. Panico stated that the Museums Committee requested that the following stipulations be included: 1) a buffer zone along the tree line where the trail is, 2) a stipulation that the hunting occurs away from the Bowman Stickney property and trail and 3) that the area is clearly marked.

A **MOTION** was made by Mr. Mueller to approve the addition of the three (3) parcels to the Deer Management Program for the 2023/2024 season with the stipulations requested by the Museums Committee as noted, seconded by Mr. Panico and on Roll Call vote the following was recorded:

Mr. Albanese -Nay
Mr. Heller - Nay
Mr. Mueller - Aye
Mr. Panico - Aye
Mayor Huelsebusch - Aye

NEW BUSINESS

1. ***Bond Ordinance Providing for Various Capital Improvements in and by the Township of Readington, in the County of Hunterdon, New Jersey Appropriating \$2,187,350 therefor and Authorizing the Issuance of \$ 2,016,300 Bonds of Notes of the Township to Finance Part of the Cost thereof***

The following ordinance was offered for introduction:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,187,350 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,016,300 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

ORDINANCE #13-2023

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 several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,187,350, including a \$69,730 New Jersey Department of Transportation grant (the "NJDOT Grant") expected to be received for the purpose set forth in Section 3(5)(a) and also including the aggregate sum of \$101,320 as the several down payments for the improvements or purposes required by the Local Bond Law, which includes \$12,721 appropriated from the General Capital Reserve for the purpose set forth in Section 3(1)(a). The down payments have been made 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 several improvements or purposes not covered by application of the several down payments and in anticipation of the receipt of the NJDOT Grant, negotiable bonds are hereby authorized to be issued in the principal amount of \$2,016,300 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.

Ordinance #13-2023 cont'd:

Section 3. The several improvements hereby authorized and the several purposes for which the bonds are to be issued, the estimated cost of each improvement and the appropriation therefor, the estimated maximum amount of bonds or notes to be issued for each improvement and the period of usefulness of each improvement are as follows:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
1) Police Department			
a) Acquisition of two sport utility vehicles and fit up, including all related costs and expenditures incidental thereto.	\$165,000 (including \$12,721 from the General Capital Reserve)	\$152,279	5 years
2) Fire Companies			
a) Acquisition of fire truck, including all related costs and expenditures incidental thereto.	\$907,500	\$864,251	10 years
b) Acquisition of four self-contained breathing apparatus, including all related costs and expenditures incidental thereto.	\$41,800	\$39,800	5 years
c) Acquisition of five sets of turn-out gear, including all related costs and expenditures incidental thereto.	\$23,650	\$22,450	5 years
d) Acquisition of twelve SCOT air packs, including all related costs and expenditures incidental thereto.	\$132,000	\$125,700	5 years
3) First Aid/Rescue Squad			
a) Acquisition of a response pick-up truck, including all related costs and expenditures incidental thereto.	\$137,500	\$130,900	5 years
4) Buildings and Grounds			
a) Acquisition of a roadside mower, including all related costs and expenditures incidental thereto.	\$104,500	\$99,500	15 years
b) Acquisition of a brush hog attachment, including all related costs and expenditures incidental thereto.	\$27,500	\$26,100	15 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
c) Museum repairs, including all work and materials necessary therefor and incidental thereto.	\$55,000	\$52,300	15 years
d) Acquisition of an aerator, including all related costs and expenditures incidental thereto.	\$9,900	\$900	15 years
<u>5) 2023 Road Projects</u>			
a) 2023 Road Paving Program, including, but not limited to, Pulaski Phase II, Ryerson, Metler, Stover and Sophie, including all work and materials necessary therefor and incidental thereto.	\$349,800 (including a \$69,730 New Jersey Department of Transportation grant)	\$280,070	10 years
<u>6) Road Department</u>			
a) Acquisition of a spray patcher, including all related costs and expenditures incidental thereto.	\$181,500	\$172,850	15 years
b) Acquisition of a brine anti-icing system, including all related costs and expenditures incidental thereto.	\$35,200	\$33,500	15 years
<u>7) Sewer</u>			
a) Installation of safety hatch at Cushetunk Pump Station, including all work and materials necessary therefor and incidental thereto.	<u>\$16,500</u>	<u>\$15,700</u>	40 years
Totals:	<u>\$2,187,350</u>	<u>\$2,016,300</u>	

The excess of the appropriation made for each of the improvements or purposes aforesaid over the estimated maximum amount of bonds or notes to be issued therefor, as above stated, is the amount of the down payment for each purpose and the NJDOT Grant, as applicable.

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 bond anticipation note shall mature later than one year from its date unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation 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 bond anticipation notes issued pursuant to this bond ordinance,

Ordinance #13-2023 cont'd:

and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part, or all of the bond anticipation 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 bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate, and the maturity schedule of the bond anticipation 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 bond 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 improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 10.02 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

Ordinance #13-2023 cont'd:

by \$2,016,300, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$198,850 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 purposes or improvements.

Section 7. The Township hereby declares the intent of the Township to issue bonds or bond anticipation notes in the amount authorized in Section 2 of this bond ordinance and to use the proceeds to pay or reimburse expenditures for the costs of the purposes or improvements described in Section 3 of this bond ordinance. This Section 7 is a declaration of intent within the meaning and for purposes of the Treasury Regulations.

Section 8. Any grant moneys received for the purposes or improvements described in Section 3 hereof shall be applied either to direct payment of the cost of the improvements or, if other than the NJDOT Grant, to payment of the obligations issued pursuant to this bond ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 9. 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 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 10. 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

Ordinance #13-2023 cont'd:

levy *ad valorem* taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

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.

Mr. Mueller stressed the need for a long-term capital improvement plan going forward.

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

Mr. Albanese	-Aye
Mr. Heller	- Aye
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

The Public Hearing was scheduled for June 5, 2023 at 7:45 p.m.

2. ***An Ordinance Amending Chapter 201 "Special Events" of the Code of the Township of Readington to Include Applications for Filming***

Mr. Panico discussed amending the ordinance regarding special events to include applications and procedures for filming in the Township. Attorney Dragan advised that she had drafted two (2) versions of an ordinance for consideration by the Committee, one of which included criteria for permit denials.

Mayor Huelsebusch stated a revised ordinance will be presented at the next meeting.

3. ***An Ordinance Amending Chapter 204 "Streets and Sidewalks" and Chapter 103 "Disorderly Conduct" of the Code of the Township of Readington, County of Hunterdon***

Mr. Heller expressed concern that the definition of loitering could apply to any individual that was merely resting in a location for any length of time and therefore be subject to the \$1,000 violation.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 204, "STREETS AND SIDEWALKS," AND CHAPTER 103, "DISORDERLY CONDUCT," OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON

Ordinance #14-2023

WHEREAS, residents and law enforcement officials of the Township of Readington have brought to the Township Committee's attention an unsafe increase in the frequency and number of individuals sitting, standing, walking, and waiting for extended periods of time in and alongside roadways and highways within the Township; and

WHEREAS, the presence of individuals and other obstructions in or alongside roadways and highways, and in and among vehicular traffic, poses a significant safety hazard and risk of vehicular collision for both the individuals and the drivers on the roadways and highways;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Township Committee of the Township of Readington, County of Hunterdon and State of New Jersey, as follows:

Ordinance #14-2023 cont'd:

Section 1. Preamble Incorporated.

The above preambles are made a part hereof without being repeated.

Section 2. Chapter 204, “Streets and Sidewalks,” of the Township Code Amended.

Chapter 204, “Streets and Sidewalks,” of the Code of the Township of Readington (“Code” or “Township Code”) is hereby amended by adding thereto as follows:

ARTICLE V

Persons In and Alongside Roads

§ 204-32. Loitering in and alongside roads in the Township generally prohibited.

It shall be unlawful for any person who has not first obtained a special event permit from the Township pursuant to Chapter 201 of the Township Code permitting such activities, to engage in any of the following activities:

- A. Sitting, standing, obstructing traffic, circulating, waiting, loitering, or remaining in, on, or alongside any roads within the Township, including in any lane of vehicular traffic, or in or on any median or shoulder alongside any road within the Township, for time periods longer than what is reasonably necessary for the person to travel from their point of origin to their destination and/or cross from one side of the road to the other.
- B. Walking in, on, or within 3 feet of any roads within the Township (other than in a crosswalk or on a sidewalk), including in any lane of vehicular traffic, in or on any median or shoulder alongside any road within the Township, for time periods longer than what is reasonably necessary for the person to travel from their point of origin to their destination. Where sidewalks or crosswalks are not present, as a matter of public safety, all pedestrians must limit their time in, on, or in close proximity to vehicular traffic to the amount of time that is reasonably necessary for them to travel from their point of origin to their destination and/or cross from one side of the road to the other.
- C. Walking among and between vehicles in traffic, or approaching vehicles in traffic, regardless of whether vehicles are stopped or in motion.
- D. Approaching vehicles, or persons inside any vehicle, while the vehicle is in, on, or alongside any road in the Township, in a manner that could be perceived by persons inside the vehicle as frightening, threatening, or aggressive.

§ 204-33. Violations and penalties.

Any person who shall violate any provision of this article shall, upon conviction thereof, be liable to a fine not exceeding \$1,000, imprisonment in the county jail for a term not exceeding 90 days and/or a period of community service not exceeding 90 days.

Section 3. Chapter 103, “Disorderly Conduct,” of the Township Code Amended.

Chapter 103, “Disorderly Conduct,” of the Township Code is hereby amended by adding new subsections “J” and “K” to § 103-2, “Regulations,” which will read as follows:

J. Persons in and alongside roads. No person, who has not first obtained a special event permit from the Township pursuant to Chapter 201 of the Township Code permitting such activities, shall engage in any of the following activities:

Ordinance #14-2023 cont'd:

- (1) sitting, standing, obstructing traffic, circulating, waiting, loitering, or remaining in, on, or alongside any roads within the Township, including in any lane of vehicular traffic, or in or on any median or shoulder alongside any road within the Township, for time periods longer than what is reasonably necessary for the person to cross from one side of the road to the other;
- (2) walking in, on, or within 3 feet of any roads within the Township (other than in a crosswalk or on a sidewalk), including in any lane of vehicular traffic, in or on any median or shoulder alongside any road within the Township, for time periods longer than what is reasonably necessary for the person to travel from their point of origin to their destination; or
- (3) walking among and between vehicles in traffic, or approaching vehicles in traffic, regardless of whether vehicles are stopped or in motion.

K. Approaching vehicles in traffic. No person shall approach any vehicle, or person inside any vehicle, while the vehicle is in, on, or alongside any road in the Township, in a manner that could be perceived by persons inside the vehicle as frightening, threatening, or aggressive.

Section 5. Repealer.

All ordinances and resolutions or parts thereof inconsistent with this ordinance are repealed.

Section 6. Severability.

If the provision of any article, section, subsection, paragraph, subdivision or clause of this Ordinance shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph or clause and, to this end, the provisions of this Ordinance are hereby declared to be severable.

Section 7. Effective Date.

This ordinance shall take effect immediately upon final adoption and publication according to law.

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

Mr. Albanese	-Aye
Mr. Heller	- Nay
Mr. Mueller	- Aye
Mr. Panico	- Aye
Mayor Huelsebusch	- Aye

The Public Hearing was scheduled for June 5, 2023 at 7:45 p.m.

4. ***Application for Special Events Permit / Kite Festival Color the Wind***

Indravaden Patel was present to provide a brief overview on his application to hold a kite flying festival. Mr. Patel explained that the festival could anticipate up to 2,000 people and addressed his parking plan.

The Committee supported the special event; however, requested that Mr. Patel address some of their concerns in a meeting with Administrator Sheola and the Police Department regarding 1) working with Police Department to implement a traffic flow plan for the number of expected vehicles and secure two (2) off-duty police officers for traffic control, 2) ensure that there are sufficient sanitary facilities and 3) notify the surrounding neighbors of the event.

A **MOTION** was made by Mr. Panico to approve the special event with the additional information requested as discussed, seconded by Mr. Heller and on Roll Call vote the following was recorded:

Mr. Albanese -Aye
Mr. Heller - Aye
Mr. Mueller - Aye
Mr. Panico - Aye
Mayor Huelsebusch - Aye

ADMINISTRATOR'S REPORT

Administrator Sheola reported that several department heads and Committee members will be attending an 8th grade forum to speak with the civics classes at the Readington Middle School. Administrator Sheola also noted that the audit report was distributed for acceptance at the next meeting.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

Mr. Albanese reminded everyone of the upcoming Memorial Day Parade.

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mayor Huelsebusch reported that there was a recent accident on Route 523 that is still under investigation.

ADAM MUELLER

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

VINCENT PANICO

Mr. Panico reported that the Museums barn dance was well attended, and on June 4th there will be butter and cheese making event.

COMMENTS FROM THE PUBLIC

Betty Ann Fort spoke to the capital bond ordinance on the agenda and asked if the philosophy on how capital improvements are funded has changed.

Bob Schoenfeld spoke to the loitering ordinance and the numbering of buildings ordinance.

Karen Mittleman thanked the Committee for approving the 2022 Board of Adjustment Annual Report. Karen Mittleman also requested that the Committee refrain from sidebar conversations during a meeting because it makes it difficult to hear the video.

COMMENTS FROM THE GOVERNING BODY

Mr. Albanese announced the passing of Lenny Darrow, owner of Darrow's Sporting Edge and long-standing member of the Whitehouse Station community.

As there was no further business, *A MOTION* was made by Mr. Panico at 9:00 p.m. to adjourn the meeting, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk