

**READINGTON TOWNSHIP COMMITTEE
MEETING – May 6, 2024**

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

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

ABSENT:

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

| <u>Subject Matter</u> | <u>Basis Of Public Exclusion</u> | <u>Date Anticipated When Disclosed to Public</u> |
|--|---|--|
| Bolarakis, Devoe & Parker vs. Readington.... | Litigation..... | Certain information at the discretion of Twp tonight shall remain confidential |
| Police Department | Personnel | “ “ “ |
| Chief Financial Officer | Personnel | “ “ “ |
| Police Department | Personnel | “ “ “ |
| Block 13, Lot 25 (Cuellar) | Contract Negotiations..... | “ “ “ |
| Green Acres Diversion | Contract Negotiations | “ “ “ |
| Van Cleef Engineering | Contract Negotiations | “ “ “ |
| (Harriet’s Mobile Home Park) | | |
| Frank Galbriath (Demolition) | Contract Negotiations | “ “ “ |
| Verano, LLC | Contract Negotiations | “ “ “ |
| Community Business Network..... | Contract Negotiations | “ “ “ |
| Executive Session Minutes..... | Attorney-Client Privilege..... | “ “ “ |

- April 15, 2024

Dmitry Talmazan v. Twp of Readington..... Potential Litigation..... “ “ “
(Hunterdon) GRC Complaint No. 2024-93

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

The meeting reconvened at 7:35 p.m.

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

Executive Session:

Litigation / Bolarakis, Devoe & Parker vs. Township of Readington

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Volunteer Handbook Policy

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Chief Financial Officer

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Police Department

A **MOTION** was made by Mr. Panico to accept the resignation of Richard Evans, Special Law Enforcement Officer, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

Contract Negotiations / Block 13, Lot 25 (Cuellar)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Green Acres Diversion

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Van Cleef Engineering (Harriet's Mobile Home Park)

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

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

Contract Negotiations / Frank Galbriath (Demolition)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Verano, LLC

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Community Business Network

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 15, 2024

A ***MOTION*** was made by Mr. Panico to approve the Executive Session Minutes of April 15, 2024 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Dmitry Talmazan, v. Township of Readington (Hunterdon), GRC Complaint No. 2024-93

Mayor Mueller stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Mueller 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 meetings of April 15, 2024
2. * **Release Of Inspection Escrow / Solberg Aviation (Block 56, Lot 3.6)**
3. * **Release of Engineering Escrow (Block 64, Lot 37.24)**
4. * **Resolution of Approval of LOSAP Contribution List for Y2023**

The following resolution was offered for consideration:

#R-2024-79

APPROVAL OF LOSAP LISTS FOR Y2023

WHEREAS, the Township of Readington created a Public Safety Length of Service Award Program (LOSAP) through Ordinance #08-99 (amended in its entirety 8-5-2002 by Ordinance #31-2002) and voted upon via referendum on November 2, 1999 and

WHEREAS, in accordance with NJAC 5:30-14.10, the Governing Body must annually approve the LOSAP contribution list; and

WHEREAS, said attached list (On file in Clerk's Office) has been reviewed and found to be accurate; and

Resolution #R-2024-79 cont'd:

WHEREAS, the total amount of payment for both the Volunteer Fire Company members and the Rescue Squad members is \$61,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington does hereby approve the 2023 LOSAP contribution list in the amount of \$61,000.00.

5. * **Resolution to Support Applications for Funds to the NJ Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program (17 James Street Subdivision)**

The following resolution was offered for consideration:

#R-2024-80

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township of Readington (“Township”) is the owner of the following properties which are unneeded for public use:

Block 21.12, Lot 25.01 -17B James Street, Whitehouse Station, NJ 08889 and
Block 21.12 Lot 25.02 - 17A James Street, Whitehouse Station, NJ 08889

WHEREAS, being the same properties that were created from a subdivision of 17 James Street via Readington Township Planning Board Resolution NO. 2022-01 for the purpose of proposed Affordable Housing.

WHEREAS, Raritan Valley Habitat for Humanity desires to apply for and obtain funds from the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program for and amount not to exceed the maximum amount allowed in accordance with N.J.A.C. 5:43-1.1 et seq. for the purpose of developing approximately two units of Low-Income affordable housing in the James Street Subdivision.

WHEREAS, The Municipality has determined that the housing project referenced above, will meet all or part of the Municipality’s low and moderate housing obligation in its Housing Element and Fair Share Plan; and

BE IT THEREFORE RESOLVED, that the Township of Readington does hereby support this application for such funds to the New Jersey Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program and acknowledge that the Project is located in an eligible municipality in accordance with N.J.A.C 5:43-1.3(a). The municipality also asks that Raritan Valley Habitat for Humanity the Developer, as permitted under N.J.A.C 5:43-1.3 (a), to contract only for this project, directly with the Department of Community Affairs.

6. **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 | 3-01 | \$ 5,479.31 |
| SEWER UTILITY OP FUND | 3-02 | \$ 11,426.56 |
| GENERAL | 4-01 | \$ 6,925,503.90 |
| SEWER UTILITY OP FUND | 4-02 | \$ 119,787.71 |
| GENERAL | G-01 | \$ 2,157.44 |
| OTHER TRUST | X-03 | \$ 43,200.61 |
| PAYROLL DEDUCTIONS | X-06 | \$ 256,886.99 |
| TOTAL OF ALL FUNDS | | \$ 7,364,442.52 |

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

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were no comments from the public.

PUBLIC HEARING

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. Huelsebusch with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE REPEALING ORDINANCE #33-2021 AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO STORMWATER MANAGEMENT AND ADOPTING A REPLACEMENT ORDINANCE

ORDINANCE #04-2024

Mayor Mueller asked if there were any comments from the governing body

There were none.

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

There were no comments.

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

Clerk read by Title:

AN ORDINANCE REPEALING ORDINANCE #33-2021 AMENDING CHAPTER 148 OF THE LAND USE ORDINANCE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERTAINING TO STORMWATER MANAGEMENT AND ADOPTING A REPLACEMENT ORDINANCE

ORDINANCE #04-2024

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

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

A ***MOTION*** was made by Mr. Panico to adjourn the regular meeting to hold a Public Hearing, seconded by Mr. Huelsebusch 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 21, LOT 4 IN THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY FROM SOLIS

Ordinance #13-2024

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

There were none.

Mayor Mueller 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. Huelsebusch 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 21, LOT 4 IN THE TOWNSHIP OF READINGTON, HUNTERDON COUNTY FROM SOLIS

Ordinance #13-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter dated April 16, 2024 from Katelyn Vettel, Deputy Clerk, Township of Bedminster, regarding *An Ordinance Amending Chapter XIII Entitled "Land Management" of The Township of Bedminster General Ordinances*. No action taken.
2. Notice of Hearing from Patrick Wenger, Aqua, in *the Matter of the Petition of Aqua New Jersey, Inc for Approval of an Increase in Rates for Water Service, COVID-19 Deferred Cost Recovery, Adjustment of Certain Depreciation Rates, and Other Tariff Changes*. No action taken.
3. Letter dated April 25, 2024 from Lindsay Heller, Acting Township Clerk, Township of Clinton, in the *An Ordinance of the Township of Clinton in Hunterdon County, New Jersey, Modifying the Stormwater Management Requirements for Major Developments and Amending Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton"*. No action taken.
4. Letter dated December 1, 2023 from Dominick DiRocco, Elizabethtown Gas, in the *Matter of the Petition of Elizabethtown Gas Company for Approval of Triennium 2 Clean Energy Programs and Associated Cost Recovery Pursuant to the Clean Energy Act*. No action taken.
5. Letter dated April 25, 2024 from Lindsay Heller, Acting Clerk, Township of Clinton regarding *An Ordinance of the Township of Clinton in Hunterdon County, New Jersey, Modifying the Stormwater Management Requirements for Major Developments and Amending Chapter 165 (Land Use Regulations) of the "Code of the Township of Clinton"*. No action taken.

NEW BUSINESS

1. ***Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a Cap Bank (N.J.S.A. 40A:4-45.14)***

The following ordinance was offered for introduction:

***ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS
AND TO ESTABLISH A CAP BANK
(N.J.S.A. 40A: 4-45.14)***

Ordinance 14-2024

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Readington in the County of Hunterdon finds it advisable and necessary to increase its CY 2024 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and

Ordinance #14-2024 cont'd:

WHEREAS, the Township Committee of the Township of Readington hereby determines that a 3.5 % increase in the budget for said year, amounting to \$613,016.22 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee of the Township of Readington hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Readington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2024 budget year, the final appropriations of the Township of Readington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$613,016.22, and that the CY 2024 municipal budget for the Township of Readington be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

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

The Public Hearing was scheduled for May 20, 2024 at 7:45 p.m.

2. Introduction of 2024 Municipal Budget

Mayor Mueller stated that the proposed budget being introduced for 2024 is \$25,313,383.00, pending review by the state. Mayor Mueller announced that the tax rate would remain flat addressing key areas of expenditure, such as healthcare for municipal employees and police salaries.

The following resolution was offered for consideration:

#R-2024-81

TOWNSHIP OF READINGTON
HUNTERDON COUNTY, NEW JERSEY

BE IT RESOLVED, that the following statements of revenues and appropriations attached hereto constitute the local Budget of the Township of Readington, Hunterdon County, New Jersey for the year 2024.

BE IT FURTHER RESOLVED, that the said budget be published in the Hunterdon County Democrat in the issue of May 15, 2024 and that a hearing on the Budget will be held at the Municipal Building on June 3, 2024 at 7:45 o'clock (P.M.) or as soon thereafter as the matter may be reached.

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

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

- An Ordinance Authorizing the Conveyance of Properties known as Block 21.12, Lots 25.01 and 25.02 in the Township of Readington, County of Hunterdon and State of New Jersey to Raritan Valley Habitat for Humanity, Inc., a Non-Profit Corporation of the State of NJ for Affordable Housing Purposes; Authorizing Affordable Housing Deed Restrictions on Both Properties, and Providing for Funding of a \$50,000 Financial Contribution in Accordance with the Township's Amended and Approved Affordable Housing Plan and Court-Approved Settlement Agreement with Fair Share Housing Center dated July 19, 2019***

Ordinance # 15-2024

WHEREAS, the Township of Readington ("Township"), owns vacant land known as Block 21.12, Lots 25.01 and 25.02 on the official tax map of the Township of Readington (formerly a portion of Block 21.12, Lot 25) with an address of 17A and 17B, James Street, (hereinafter the "property"), which property is depicted on the subdivision map entitled "Amended Preliminary/Final Major Subdivision Plan for Block 21.12, Lot 25" prepared by Finelli Consulting Engineers, dated September 11, 2023, and recorded in the Hunterdon County Clerk's Office on 1/22/24, as map #20240122000010500, a copy of which is attached hereto as Schedule A (on file in Clerk's Office); and

WHEREAS, the property has been designated for development for affordable housing purposes and conveyance to Raritan Valley Habitat for Humanity, Inc., a non-profit corporation of the State of New Jersey (hereinafter "Habitat") pursuant to the Township's amended and Court-approved affordable housing plan included in the settlement Agreement with Fair Share Housing Center ("FSHC") dated July 19, 2019 and Final Order of Judgment of Compliance and Repose dated March 28, 2022 entered by the Superior Court in an action filed by the Township entitled "In the Matter of the Application of the Township of Readington, County of Hunterdon, Docket No. HNT-L-301-15 (the "Plan"); and

WHEREAS, as part of the Plan, the Township and Habitat entered into a Memorandum of Understanding dated May 17, 2021 ("Memorandum of Understanding") which sets forth Habitat's commitment to develop, construct, and administer two single-family affordable, for-sale, low or moderate income dwellings to be styled as "semi-detached" or "twin" dwellings upon the property; and

Ordinance #15-2024 cont'd:

WHEREAS, Habitat's construction of the affordable units is contingent on the conveyance of the property to it for the consideration of \$1.00, and certain conditions, including a reverter provision in the deed, if the units are not constructed within a certain time period, and the recording of an affordable housing deed restrictions to stay in place at least thirty years on each lot, or until the municipality chooses to release them, as well as a municipal financial contribution of \$50,000; and

WHEREAS, the Township is authorized to convey the property to Habitat under N.J.S.A. 40A:12-21(j), et seq; and any other applicable law; and

WHEREAS, funding for the municipal contribution is available in, and shall be expended from, the Township's Affordable Housing Trust Fund; and

WHEREAS, copies of the proposed Deeds containing the affordable housing restrictions (both to be low income dwellings) and reverter provisions are available in the Township Clerk's Office for public inspection; and

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

Section 1. Preamble incorporated. The statements and findings set forth in the preamble above are hereby incorporated as if fully restated herein.

Section 2. Pursuant to N.J.S.A. 40A:12-21(j), the Township Committee authorizes the conveyance of the property known as Block 21.12, Lots 25.01 and 25.02 to Raritan Valley Habitat for Humanity Inc., for \$1.00 and in consideration of an affordable housing deed restriction (with low income designation) placed on each lot for at least thirty years (or until the municipality acts to release it), per UHAC regulations; (2) Habitat's commitment to construct two affordable housing units on the property (one on each of the lots), in accordance with the aforesaid agreements made with the Township; and (3) a reverter provision as described above, in the event the units are not constructed and sold as affordable housing units.

Section 3. The sum of \$50,000 contribution to Habitat is authorized to be paid from the Township's Affordable Housing Trust fund for the reasons set forth in the preamble above.

Section 4. The affordable housing deed restrictions to be placed within in the Deeds on Block 21.12, Lots 25.01 and 25.02 are authorized, approved and accepted.

Section 5. On behalf of the Township Committee of the Township of Readington, the Mayor, Deputy Mayor, Township Administrator, Township Clerk, Township Housing Coordinator, and Township Attorney, as appropriate, are also authorized to prepare and sign any and all documentation necessary to effectuate the conveyance of Block 21.12, Lots 25.01 and 25.01 to Raritan Valley Habitat for Humanity, Inc. and to make the aforesaid financial contribution.

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. Albanese to introduce this ordinance, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

The Public Hearing was scheduled for May 20, 2024 at 7:45 p.m.

4. ***Apartments at Three Bridges Holdings Sewer Allocation Request / Block 81, Lot 1 – recommendation from the Sewer Advisory Committee***

A **MOTION** was made by Mr. Huelsebusch to approve the recommendation of the Sewer Advisory Committee, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

5. ***Application for Special Event Permit / Ready Set Go Adventures (Jersey Gravel Grinders)***

A **MOTION** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

6. ***Application for Special Event Permit / Readington Brewery (Food Trucks Events)***

A **MOTION** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

7. ***Application for Special Event Permit / Readington Brewery (Music Events)***

A **MOTION** was made by Mr. Panico to approve the special event permit, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

8. ***Request from the NJDOT for Resolution of Support for the Route 22, Exxon Access Road to Station Road Project***

The Committee discussed the State Department of Transportation (DOT) regarding alterations and closings to the median openings along Route 22. The Committee agreed that before submitting any comments, it would be prudent to have a traffic expert review the plans and offer recommendations to the Committee.

A ***MOTION*** was made by Mr. Albanese to enlist Traffic Engineer, Jay Troutman, to review the State's plans and provide a recommendation to the Township Committee, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

10. * ***Release Of Inspection Escrow / Solberg Aviation (Block 56, Lot 3.6)***

This matter was addressed under the Consent Agenda.

11. * ***Release of Engineering Escrow (Block 64, Lot 37.24)***

This matter was addressed under the Consent Agenda.

12. * ***Resolution of Approval of LOSAP Contribution List for Y2023***

This matter was addressed under the Consent Agenda.

13. * ***Resolution to Support Applications for Funds to the NJ Department of Community Affairs, New Jersey Affordable Housing Trust Fund Program (17 James Street Subdivision)***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola thanked all who participated in the dedication of the Dale Haver Memorial Greenway and read a note of thanks that was received from the family of Dale Haver.

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that the electric vehicle chargers at Quick Chek are now installed and operational. Engineer O'Brien mentioned the deadline for the 2025 NJ DOT State Aid applications is July 1st and suggested section 5 of Pulaski Road for this. Engineer O'Brien additionally stated that he will prepare a proposal for the survey work, specs and plans for the work that needs to be done on section 4 of Pulaski Road.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch provided an update on upcoming open space walks.

VINCENT PANICO

Mr. Panico provided an update on museum events noting the upcoming barn dance on May 11th. Mr. Panico added that recreation specialty camps are open for the summer, and they are still looking for volunteers and participants for the Memorial Day parade on May 27th.

ADAM MUELLER

Mayor Mueller thanked the Administrator and Chief Financial Officer for their work on the budget and the emergency services for their participation in the Dale Haver Memorial.

COMMENTS FROM THE PUBLIC

Betty Ann Fort commended and thanked the Committee for the exceptional Dale Haver Memorial Greenway dedication ceremony. Mrs. Fort also spoke to the NJ DOT Route 22 plan changes to median opening project.

Karen Martorano inquired whether Ryerson Road is on the Township's road paving project for this year.

Harold Jones requested clarification on the ordinance introduced to exceed the municipal budget appropriation limits and to establish a cap bank. Mr. Jones also spoke to NJ DOT Route 22 plan changes and noted that the plans on the website do not show proposed location for traffic signals. Mr. Jones conveyed his dismay regarding comments made by Committeeman Panico during the last Township Committee meeting. Specifically, he expressed concern about the approach taken by the Township in addressing harassment or other issues, noting that criminality seemed to be the sole threshold for action.

Jerry Cook thanked the Mayor and Committee for their efforts in getting the American flag back up on the flagpole at the Whitehouse Motel.

Andrew Roth spoke to the concern of electromagnetic vibrations.

COMMENTS FROM THE GOVERNING BODY

Mayor Mueller addressed a letter received from The Four Seasons regarding missing ballads.

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