

**READINGTON TOWNSHIP COMMITTEE
MEETING – December 16, 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
- ALSO PRESENT:** Administrator R. Sheola, Municipal Clerk K. Parker, Attorney C. Corsini
- ABSENT:** Mr. J. Huelsebusch

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>
Administration	Personnel	Certain information at the discretion of Twp tonight shall remain confidential
Police	Personnel	“ “ “
Shared Leave Policy	Personnel	“ “ “
Request for Proposals (Professional Services)	Contract Negotiations	“ “ “
Professional Services (Special Counsel)	Contract Negotiations.....	“ “ “
Community Options	Contract Negotiations.....	“ “ “
Historic Preservation Grant Agreement....	Contract Negotiations.....	“ “ “
Municipal Park Recreation Grant Agreement....	Contract Negotiations.....	“ “ “
Acceptance of Closed Drainage System (Apartments at Three Bridges, LLC)	Contract Negotiations.....	“ “ “
Executive Session Minutes	Attorney-Client Privilege.....	“ “ “
• December 2, 2024		
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. Panico to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:45 p.m.

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

Executive Session:

A **MOTION** was made by Mr. Panico to amend the executive session agenda to add *Public Safety / Public Safety*, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Personnel / Administration

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Police

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Shared Leave Policy

The following resolution was offered for consideration:

#R-2024-203

RESOLUTION AUTHORIZING THE MAYOR AND TOWNSHIP ADMINISTRATOR TO CREATE A TOWNSHIP WIDE SHARED LEAVE PROGRAM TO ALLOW ALL FULL- TIME EMPLOYEES TO PROVIDE PAID LEAVE DAYS FOR OTHER FULL-TIME EMPLOYEES WHO ARE SUFFERING FROM A SEVERE ILLNESS

WHEREAS, The Township Committee and Township Administrator, due to the severe illness of Township employees, shall create a Township wide Shared Leave Program to allow regular, full-time of Readington Township to provide paid leave for other regular, permanent full-time employees who are suffering from severe illnesses, who are without paid leave time and in desperate need of such paid leave due to the illness and related treatment: and,

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey that it wishes to create a Township Shared Leave Program for all eligible regular, full time Readington employees who are suffering from severe illness under the following conditions.

1. All regular, permanent full-time employees, whether paid on an hourly basis or by salary, may be eligible to provide leave time and/or eligible to receive paid leave time. Full time is defined as regularly working at least thirty-five (35) hours or more per week.
2. Only accrued leave can be donated.
3. All donated leave must be voluntarily given. No employee shall be coerced, threatened, intimidated, and or financially induced into donating leave for the purpose of this program.
4. All donated time shall be placed in the Shared Leave Program pool for disbursement to employees that meet all criteria.
5. Once donated to the program, the time is not recoverable.
6. Donors must complete a written memorandum to the Township Administrator specifying the amount of hours they wish to donate to the program.

Resolution #R-2024-203 cont'd:

7. In order to be eligible to donate to the program, the employee must have on the books, at the time of donation, at least forty (40) hours of total sick time and the donation of leave must not reduce the employee's total sick leave bank below the forty (40) hours total sick leave requirement.
8. In order to qualify to be eligible for consideration to receive donated leave time, an eligible employee must meet all the criteria listed below.
 - a. The employee must suffer from a health condition which is non-job related; is catastrophic in nature and which will cause the eligible employee to either: (1) go on unpaid leave; and/or (2) terminate his/her employment with the Township strictly because of the health condition.
 - b. The eligible employee or designee shall submit documentation from a licensed treating physician verifying that he/she suffers from an extraordinary and/or severe illness that meets all the criteria herein.
 - c. The eligible employee has abided by all the Townships personnel rules regarding sick leave use.
 - d. The eligible employee has completed all necessary paperwork/ documentation for Family and Medical Leave Act, Family Leave Act and/or disability, where applicable.
9. The eligible employee or designee must submit a written request to the Township Administrator seeking approval for participation in this program. Said request shall include a medical verification form from the eligible employees treating physician concerning the nature of the eligible employees' condition and the anticipated duration of the disability resulting from the catastrophic illness in question. Said medical forms shall be filed in the Townships confidential medical files.
10. Any donated time shall be on a day for day basis
11. The Township Administrator recommends the adoption of this Resolution and asks that the provisions of this Resolution remain in effect indefinitely. However, the Township Committee may rescind the provisions of this Resolution at any time by a subsequent Resolution and thirty (30) calendar days' notice to all Township employees.

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

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

Contract Negotiations / Request for Proposals (Professional Services)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Professional Services (Special Counsel)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Community Options

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Historic Preservation Grant Agreement

A **MOTION** was made by Mr. Panico to accept the grant agreement, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

Contract Negotiations / Municipal Park and Recreation Grant Agreement

A **MOTION** was made by Mr. Panico to accept the grant agreement, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

Contract Negotiations / Acceptance of Closed Drainage System (Apts. at Three Bridges, LLC)

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / December 2, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of December 2, 2024 for content only, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

The following resolution was offered for consideration:

#R-2024-204

***TOWNSHIP OF READINGTON
RESOLUTION SUPPORTING AMENDMENT OF THE FAIR HOUSING ACT (FHA) AS
PROPOSED BY THE NEW JERSEY INSTITUTE OF LOCAL GOVERNMENT ATTORNEYS
(NJILGA)***

WHEREAS, the current standards embodied in the New Jersey Fair Housing Act (“FHA”) impose unrealistic burdens on municipalities as demonstrated by the fact that the FHA calls for the imposition of a statewide affordable housing obligation of 84,698 just for Round 4 on municipalities that issued only 99,956 Certificates of Occupancy for all housing units in the 2010-2020 period that was used to establish prospective need obligations for Round 4; and

WHEREAS, the imposition of unrealistic obligations does not advance the realistic opportunity for the construction of more affordable housing, but instead encourages opposition and litigation; and

WHEREAS, the imposition of excessive obligations disincentivizes municipalities to voluntarily comply – an overarching goal of all three branches of government; forces municipalities to overdevelop, thereby turning our Garden State into the garden apartment state; and spikes the obligations on taxpayers as municipal governments are left no choice but to commit to expensive compliance techniques in order to try to ameliorate the concerns of their communities with overdevelopment; and

WHEREAS, even-handed justice requires that the obligations imposed by our laws must be realistic in order to justify imposing an obligation of constitutional dimension on municipalities to create a realistic opportunity for affordable housing; and

Resolution #R-2024-204 cont'd:

WHEREAS, the unrealistic obligations imposed by the current laws can be easily addressed by redefining the manner in which the regional need is calculated to be faithful to a principle embodied in the FHA despite its many changes over almost forty years; and

WHEREAS, more specifically, the FHA has consistently defined the prospective need to include “a projection of housing needs based on development and growth which is *reasonably likely to occur* in a region or a municipality, as the case may be, as a result of actual determination of public and private entities” N.J.S.A. 52:27D-304 (j); and

WHEREAS, a determination of the number of new residential housing units, adjusted to remove tear down/rebuilds, represents a far more solid foundation to project “development and growth which is *reasonably likely to occur*” than any other standard; and

WHEREAS, establishing prospective need for affordable units based on 20 percent of residential housing units *actually constructed* over a prior ten-year period accords with New Jersey’s long-standing policies of empowering municipalities to cure the abuse of exclusionary zoning with traditional inclusionary zoning; and

WHEREAS, the demand for market-rate housing is a reasonable basis for determining whether and to what extent a realistic opportunity for the creation of affordable housing may exist, and the issuance of certificates of occupancy for new residential units is a reliable indicator of such demand; and

WHEREAS, a standard that ensures that as our state grows it grows with a commensurate number of affordable housing units will put the doctrine on a trajectory that will avoid the doctrine from crumbling under its own weight by forcing municipalities to try to address overwhelming obligations; and

WHEREAS, the New Jersey Institute of Local Government Attorneys (“NJILGA”) has expressed its support for an amendment to the FHA by which “development and growth which is *reasonably likely to occur*” would be based upon the net number of new housing units constructed over each ten-year period for which the state’s affordable housing rounds are established; and

WHEREAS, for the above reasons, the Mayor and Committee of the Township of Readington has determined that its prospective need, and the prospective need for all New Jersey municipalities for the fourth round and all future rounds of affordable housing obligations, should be calculated using NJILGA’s proposed net housing unit based on certificates of occupancy as a methodology rather than the current FHA methodology based on “household change;”

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Committee of the Township of Readington, in the County of Hunterdon, and State of New Jersey, that the New Jersey Legislature is hereby requested to enact the amendment to the Fair Housing Act that has been recommended by the New Jersey Institute of Local Government Attorneys; and

AND BE IT FURTHER RESOLVED, that the clerk of the Township of Readington is also hereby directed to send a copy of this signed, dated Resolution within five (5) days after its adoption, by mail and email to the following additional listed persons and entities:

New Jersey Institute for Local Government Attorneys
P.O. Box 5389
Clinton, New Jersey 08809
Attention: J. Peter Jost, Esq.
Executive Director
JPeter@pjlegal.com

Senator Andrew Zwicker - SenZwicker@njleg.org
2 Clerico Lane, Building 1
Hillsborough, New Jersey 08844

Resolution #R-2024-204 cont'd:

Assemblywoman Michelle Drulis- AswDrulis@njleg.org
390 Amwell Road, Suite 301
Hillsborough, New Jersey 08844

Assemblyman Roy Freiman -AsmFreiman@njleg.org
390 Amwell Road, Suite 301
Hillsborough, New Jersey 08844

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

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

Public Safety/ Public Safety

Mayor Mueller reported he attended a briefing in Trenton and Deputy Mayor Panico spoke to a call he had with federal agencies regarding unusual and unexplained drone activity observed over Hunterdon and Somerset Counties. They advised the community of safety protocols and a Homeland Security tip line that has been established to report sightings and suspicious activity 866-4-SAFE-NJ (1-866-472-3365).

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 December 2, 2024
2. * **Release of Road Opening Permit Fees (Elizabethtown Gas)**
3. * **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	4-01	\$ 2,020,122.30
SEWER UTILITY OP FUND	4-02	\$ 59,425.00
GENERAL	G-01	\$ 3,478.23
OTHER TRUST	X-03	\$ 43,234.18
PAYROLL DEDUCTIONS	X-06	\$ 246,856.83
2021 CAPITAL IMPROVEMENTS	X-23	\$ 12,696.50
2023 CAPITAL IMPROVEMENTS	X-23	\$ 1,348,071.98
TOTAL OF ALL FUNDS		\$ 3,733,885.02

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

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Attorney Amanda Curley, representing the Apartments at Three Bridges, LLC, emphasized the urgency for the Committee to approve the agenda items related to the affordable housing project due to upcoming funding deadlines. The Committee agreed to reconvene in executive session after the public meeting to discuss the matter further.

PUBLIC HEARING

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.

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF THE LAND USE ORDINANCE FOUND IN CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERMITTING UP TO TWO DETACHED SINGLE-FAMILY DWELLINGS ON LOTS WITH AN APPROPRIATE LOT SIZE IN THE SRR SPECIAL RESOURCE RESIDENTIAL AND RR RURAL RESIDENTIAL ZONES

Ordinance #35-2024

Mayor Mueller stated that the ordinance will be tabled until January.

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

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING PORTIONS OF THE LAND USE ORDINANCE FOUND IN CHAPTER 148 ENTITLED "LAND DEVELOPMENT" OF THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY PERMITTING UP TO TWO DETACHED SINGLE-FAMILY DWELLINGS ON LOTS WITH AN APPROPRIATE LOT SIZE IN THE SRR SPECIAL RESOURCE RESIDENTIAL AND RR RURAL RESIDENTIAL ZONES

ORDINANCE #35-2024

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

Mr. Albanese	-Aye
Mr. Heller	- 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. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS

Ordinance #36-2024

Mayor Mueller stated that the ordinance will be tabled until January.

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

Mr. Albanese requested clarification as to why the ordinance was introduced incorrectly.

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

Clerk read by Title:

AN ORDINANCE SUPPLEMENTING AND AMENDING VOLUME II CHAPTER 148 ENTITLED “LAND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF READINGTON, TO CREATE THE HVC HIGHWAY VILLAGE COMMERCIAL, HC HIGHWAY COMMERCIAL, AND THE ROM-3 RESEARCH OFFICE AND MANUFACTURING ZONING DISTRICTS, AND TO PROVIDE USE PROVISIONS, SPATIAL AND DESIGN STANDARDS, AND DEFINITIONS RELATED THERETO; TO REMOVE THE PO PROFESSIONAL OFFICE DISTRICT, AND TO REMOVE THE VILLAGE RESIDENTIAL AFFORDABLE HOUSING-1 DISTRICT, AND AMEND THE ZONING MAP OF THE TOWNSHIP TO REFLECT THE AMENDED ZONING DISTRICTS

ORDINANCE #36-2024

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

Mr. Albanese	-Aye
Mr. Heller	- 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. Heller with a vote of ayes all, nays none recorded.

Clerk read by Title:

AN ORDINANCE AMENDING VARIOUS CHAPTERS AS RELATED TO VARIOUS FEES OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

Ordinance #37-2024

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

Mayor Mueller addressed the recreation fee increases, explaining that they need to reflect the time and effort the Department of Public Works (DPW) spends maintaining fields and facilities, rather than drawing those costs from the DPW budget. The Administrator also discussed potential solutions to address the issue.

Mr. Albanese highlighted that the parks and facilities are used not only by sports teams but also by the broader community.

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

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

Clerk read by Title:

AN ORDINANCE AMENDING VARIOUS CHAPTERS AS RELATED TO VARIOUS FEES OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY

ORDINANCE #37-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

There was none.

OLD BUSINESS

1. ***Discharge of Affordable Housing Agreement / Discharge of Mortgage (Block 21.06, Lot 201.01)***

Mr. Albanese provided a brief overview of the discharge of mortgage process.

The following resolution was offered for consideration:

#R-2024- 205

RESOLUTION AUTHORIZING DISCHARGE OF REPAYMENT MORTGAGE AND AFFORDABLE HOUSING AGREEMENT FOR BLOCK 21.06, LOT 201.01

WHEREAS, upon resale, each affordable housing unit is placed under a thirty-year deed restriction via 95/5 deed; and

WHEREAS, after such resale and restriction, the existing repayment mortgage and affordable housing agreement from the prior sale are discharged; and

NOW THEREFORE BE IT RESOLVED that the Governing Body of Readington Township hereby authorizes the Mayor to execute the above-referenced documents.

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

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

NEW BUSINESS

1. **Special Items of Revenue and Appropriation in the 2024 Budget (Historic Preservation Grant)**

The following resolution was offered for consideration:

#R-2024-206

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 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; and

WHEREAS, the Township of Readington received the sum of \$6,430.07 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

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 2024 in the sum of \$6,430.07, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Historic Preservation Grant - Taylor's Mill

\$6,430.07

Resolution #R-2024-206 cont'd:

BE IT FURTHER RESOLVED that a like sum of \$6,430.07 be and the same is hereby appropriated under the caption of the following:

Historic Preservation Grant - Taylor's Mill	\$6,430.07
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A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

2. **Special Items of Revenue and Appropriation in the 2024 Budget (County Park Acceptance Grant)**

The following resolution was offered for consideration:

#R-2024-207

**SPECIAL ITEMS OF REVENUE AND APPROPRIATION
IN THE 2024 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; and

WHEREAS, the Township of Readington received the sum of \$50,000.00 from the grant as listed below and wishes to amend its 2024 budget to include that amount as revenues.

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 2024 in the sum of \$50,000.00, which items are now available as a revenue from the following sources pursuant to the provision of statute:

Municipal Park & Recreation - Hunterdon County	\$50,000.00
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BE IT FURTHER RESOLVED that a like sum of \$50,000.00 be and the same is hereby appropriated under the caption of the following:

Municipal Park & Recreation - Hunterdon County	\$50,000.00
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A **MOTION** was made by Mr. Panico to adopt this resolution, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

3. **End of Year Budget Transfer Resolution**

The following resolution was offered for consideration:

#R-2024-208

RESOLUTION TO AUTHORIZE BUDGET APPROPRIATION TRANSFERS

WHEREAS, certain transfers of funds for various 2024 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, *N.J.S.A. 40A:4-58* provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by *N.J.S.A. 40A:4-58* for transfer purposes.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriation accounts of the 2024 Municipal Budget as follows:

Current Fund	To	From
Finance O/E		\$20,500
Legal O/E		\$65,000
Uniform Construction Code O/E		\$30,000
Public Defender O/E	\$12,000	
Vehicle Maint - S/W	\$45,000	
Buildings & Grounds – S/W	\$25,000	
Electric O/E	\$2,500	
Hydrants O/E	\$2,500	
Telephone O/E	\$10,000	
Unemployment	\$3,500	
Police S/W	\$15,000	
TOTAL	\$115,500	\$115,500

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

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

4. ***Application for Special Event Permit / Lonely Hearts Racing, Rutgers Cycling, Eastern Collegiate Cycling Conference***

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

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

5. ***Application for Special Event Permit / La Finca Columbian Paso Horse Show***

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

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

6. ***Request for Sewer Allocation - 12 Kline Boulevard (Block 28, Lot 32)***

A ***MOTION*** was made by Mr. Heller to approve the request for sewer allocation for 12 Kline Boulevard, seconded by Mr. Albanese and on Roll Call vote the following was recorded:

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

ADMINISTRATOR'S REPORT

Administration wished everyone a wonderful holiday season and a safe, healthy new year.

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

Mr. Albanese reported that Social Services will be having a food distribution out of the Starfish food pantry on Wednesday and are working to distributed donated holiday gifts to families in need.

JONATHAN HELLER

Mr. Heller provided an update on the tree planting grant.

ADAM MUELLER

Mayor Mueller addressed the recent incident at the Three Bridges railroad and discussed a meeting with emergency services to develop a response plan for potential emergencies. He also announced that the first annual menorah lighting is scheduled for December 22nd.

VINCENT PANICO

Mr. Panico provided a recreation update spoke to tree lighting on December 20th.

COMMENTS FROM THE PUBLIC

Tom Curtis spoke to Solberg Airport expansion and inquired on any updates.

Susan Masinda presented the Committee with documents related to Solberg Airport, which she obtained through an OPRA request from the New Jersey Department of Transportation (NJ DOT).

Amanda Curley Esq. representing the Apartments at Three Bridges, LLC addressed the funding for the project.

Joe Dobiszewski requested an update on the Camelot at Readington affordable housing project.

COMMENTS FROM THE GOVERNING BODY

There were none.

A MOTION was made by Mr. Panico to return to executive session at 8:40 p.m., seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Executive Session:

Contract Negotiations / Acceptance of Closed Drainage System (Apts. at Three Bridges, LLC)

Mayor Mueller stated that this matter remains in Executive Session.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 8:50 p.m. to adjourn the meeting, seconded by Mr. Heller with a vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk