

**READINGTON TOWNSHIP COMMITTEE
MEETING – April 21, 2025**

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, Mr. J. Albanese, Mr. J. Heller and Mr. J. Huelsebusch

ABSENT: Deputy Mayor V. Panico

ALSO PRESENT: Acting Administrator J. Curry, Acting Municipal Clerk A. Lehberger and Attorney C. Corsini

EXECUTIVE SESSION:

Clerk read the following Resolution:

EXECUTIVE SESSION RESOLUTION

April 21, 2025

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 Discussion Will Be Disclosed to Public</u>
Police.....	Personnel	Certain information at the discretion of the Township Committee tonight shall remain confidential
Department of Public Works.....	Personnel	“ “ “
Personnel	Personnel	“ “ “
Seasonal Employees (Recreation).....	Personnel	“ “ “
Van Cleef Engineering (Survey and Wetlands Work Block 46 Lot 5.07)	Contract Negotiations	“ “ “
Agricultural Maintenance Contract (Guenther)	Contract Negotiations	“ “ “
Skyscape Drone Photography LLC	Contract Negotiations	“ “ “
A Plus Education and Performing Arts Inc.	Contract Negotiations	“ “ “
Executive Session Minutes.....	Attorney-Client Privilege.....	“ “ “
• April 7, 2025		

Affordable Housing.....Potential Litigation..... “ “ “

- 2. 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”.
- 3. This Resolution shall take effect immediately.

A **MOTION** was made by Mr. Huelsebusch 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 Mueller led those present in the *Salute to the Flag*.

Executive Session:

A **MOTION** was made by Mr. Albanese to amend the executive session agenda to add Attorney Client Privilege/Attorney Client Privilege and Block 28 Lot 1, Block 37 Lot 1 (Raritan Township) Block 73 Lots 23.01 and 25 (Readington Township - former Beitz property), seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Personnel / Police

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Department of Public Works

A **MOTION** was made by Mr. Albanese to accept the resignation of William Wallace, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Personnel / Seasonal Employees (Recreation)

A **MOTION** was made by Mr. Albanese to approve the list of seasonal employees for the recreation department seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

- | | |
|-----------------|--|
| Mr. Albanese | -Aye (abstain from the vote to hire his son) |
| Mr. Heller | - Aye |
| Mr. Huelsebusch | - Aye |
| Mayor Mueller | - Aye |

Personnel / Personnel

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations/ Van Cleef Engineering (Proposal for Survey and Wetlands Work Block 46, Lot 5.07)

A **MOTION** was made by Mr. Albanese to approve the contract proposal with Van Cleef Engineering for Survey and Wetlands Work on Block 46 Lot 5.07, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations/Agricultural Maintenance Contract/Guenther

A ***MOTION*** was made by Mr. Albanese to approve the amendment to the existing agricultural maintenance contract, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations/Skyscape Drone Photography LLC

No action was taken by the Committee.

Contract Negotiations/A Plus Education and Performing Arts Inc.

No action was taken by the Committee.

Attorney-Client Privilege / Executive Session Minutes/April 7, 2025

A ***MOTION*** was made by Mr. Albanese to approve the Executive Session Minutes of April 7, 2025 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

Attorney Client Privilege/Attorney Client Privilege

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations/Block 28 Lot 1, Block 37 Lot 1 (Raritan Township) Block 73 Lots 23.01 and 25 (Readington Township - former Beitz property)

A ***MOTION*** was made by Mr. Albanese to approve the agreement for donation to the Green Acres Program seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

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 meeting of April 7, 2025
- 2.. ***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	\$ 5,477.63
GENERAL	5-01	\$ 2,251,486.89
SEWER UTILITY OP FUND	5-02	\$ 7,532.62
OPEN SPACE TRUST FUND	5-11	\$ 1,020.00
GENERAL	G-01	\$ 2,295.48
SEWER UTILITY OP FUND	G-02	\$ 43,571.66
OTHER TRUST	X-03	\$ 18,127.07
PAYROLL DEDUCTIONS	X-06	\$ 260,914.75
2021 CAP IMPROVEMENTS	X-21	\$ 36,157.50
TOTAL OF ALL FUNDS		\$ 2,626,583.60

A **MOTION** was made by Mr. Albanese 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
Mayor Mueller - Aye

COMMENTS FROM THE PUBLIC for items listed on the agenda only

David Owen inquired about the two contracts listed on the executive session agenda for the Memorial Day Parade.

CORRESPONDENCE / OTHER INFORMATION

1. Letter from PSE&G dated April 7, 2025- *Application for FWW GP#10A and FHA Individual Permit for Bridge Replacement within the ROW across Block 4 Lot 41 (408 U.S. Route 22)*
No action taken
2. Letter dated April 15, 2025 from Maggie Schmitt, Municipal Clerk, Township of Branchburg - *in the Matter of an Ordinance Amending the Land Development Ordinance of the Township of Branchburg, County of Somerset, State of New Jersey, to Reestablish and Modify Conditional Use Requirements and Standards for Institutional Uses.*- No action taken

OLD BUSINESS

1. *Resolution for Governor's Council on Substance Use Disorder Fiscal Grant Cycle October 2020-June 2026*

The following resolution was offered for consideration:

#R-2025-94

TOWNSHIP OF READINGTON
Governor’s Council on Substance Use Disorder
Fiscal Grant Cycle October 2020-June 2026

WHEREAS, the Governor’s Council on Substance Use Disorder (GCSUD) established the Municipal Alliances for the Prevention of Substance Use Disorder in 1989 to educate and engage residents, local government and law enforcement officials, schools, nonprofit organizations, the faith community, parents, youth and other allies in efforts to prevent substance use disorder in communities throughout New Jersey.

WHEREAS, the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey recognizes that substance use disorder is a serious problem in our society amongst persons of all ages; and therefore has an established a Municipal Alliance Committee; and,

Resolution #R-2025-94 cont'd:

WHEREAS, the Township Committee further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent substance use disorder in our community; and,

WHEREAS, the Township Committee has applied for funding to the Governor’s Council on Substance use Disorder through the County of Hunterdon;

NOW, THEREFORE, BE IT RESOLVED by the Township of Readington, County of Hunterdon, State of New Jersey hereby recognizes the following:

- 1. The Township Committee does hereby authorize submission of a strategic plan for the Central Hunterdon Municipal Alliance grant for fiscal year 2026 in the amount of:

GCSUD GRANT FUND	\$15,463.00
Cash Match	\$3,865.75
In-Kind	\$11,597.25

- 2. The Township Committee acknowledges the terms and conditions for administering the Municipal Alliance grant, including the administrative compliance and audit requirements.

A **MOTION** was made by Mr. Albanese 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
Mayor Mueller -Aye

NEW BUSINESS

- 1. ***Bond Ordinance of the Township of Readington, in the County of Hunterdon, New Jersey, Reappropriating \$84,830.67 No Longer Needed for its Existing Purpose in Order to Provide for the Remediation of Fuel Storage Tanks and Municipal Building Repairs - Ordinance #08-2025***

The following ordinance was offered for introduction:

BOND ORDINANCE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, REAPPROPRIATING \$84,830.67 NO LONGER NEEDED FOR ITS EXISTING PURPOSE IN ORDER TO PROVIDE FOR THE REMEDIATION OF FUEL STORAGE TANKS AND MUNICIPAL BUILDING REPAIRS

Ordinance #08-2025

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY (with not less than two-thirds of all members thereof affirmatively concurring), as follows:

Section 1. The Township of Readington, in the County of Hunterdon, New Jersey (the "Township"), hereby determines that \$84,830.67 in bond and/or bond anticipation note proceeds, as applicable, is no longer necessary for the purpose set forth in Section 4 of Bond Ordinance #24-2024, finally adopted August 19, 2024, and described therein as follows: Repairs to heating, ventilation and

Ordinance #08-2025 cont’d:

air-conditioning system at the Police Department, including all work and materials necessary therefor and incidental thereto.

Section 2. The amount described in Section 1 hereof is hereby reappropriated to provide for the following purposes or improvements:

Improvement or Purpose	Amount to be Reappropriated
The remediation of fuel storage tanks, including all related costs and expenditures incidental thereto.	\$50,000.00
Municipal building repairs, including all work and materials necessary therefor and incidental thereto.	\$34,830.67

Section 3. 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 4. This ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

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

The Public Hearing was scheduled for May 5, 2025 at 7:45 p.m.

2. Resolution in Support of Application to FY 2026 Community Project Funding Program for Police Department Expansion and Modernization

The following resolution was offered for consideration:

#R-2025-95

RESOLUTION
TOWNSHIP OF READINGTON

WHEREAS, the Township of Readington Police Department (“Department”) facilities are inadequate for a modern, growing public safety agency; and

WHEREAS, the current facilities of the Department lack sufficient space, privacy, technological advances necessary to further protect life and property in the Township; and

WHEREAS, the Township of Readington (“Township”) has applied for a FY 2026 Community Project Funding request through the offices of Representative Thomas Kean, Jr. in the amount of \$3.0 million to offset the estimated cost of a \$5.5 million proposed expansion and modernization to the Department facilities; and

WHEREAS, the funding, when approved, will provide for expanded office space, community facing areas, and expand the operation capacity of the Department for many years; and

NOW THEREFOR BE IT THEREFORE RESOLVED, the Township Committee of the Township of Readington does hereby enthusiastically support the application to the FY 2026 Community Project Funding Program for the Readington Police Department Expansion and Modernization.

A MOTION was made by Mr. Albanese 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
Mayor Mueller	- Aye

3. Resolution and Assurances for Taylor's Mill Historic District Interpretive Sign Grant

A MOTION was made by Mr. Albanese to approve the resolution and assurances for the Taylor’s Mill Historic District Interpretive Sign Grant, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

4. Request to Hold 2025 Annual Coin Toss Fundraisers/Three Bridges Volunteer Fire Company

A MOTION was made by Mr. Albanese to approve the 2025 Annual Coin Toss Fundraiser for Three Bridges Volunteer Fire Company, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

5. Request from Hunterdon Land Trust Seeking Financial Support in the Amount of \$1,000

A MOTION was made by Mr. Huelsebusch to approve the financial support in the amount of \$1,000 to Hunterdon Land Trust, seconded by Mr. Heller and on Roll Call vote the following was recorded:

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

6. *Resolution Authorizing Participation in the State Development and Redevelopment Plan*

The Committee reviewed the memo provided by the Township Planner Michael Sullivan and discussed comments that they would like to provide to the County. They agreed to table the item and forward it to the Planning Board for their review and additional comments.

7. *Township Wildlife Advisory Subcommittee 2024/2025 Deer Management Report*

Mayor Mueller gave a brief overview of the 2024/2025 Deer Management Report provided by the Wildlife Advisory Subcommittee highlighting that during the season, the Township issued 70 individual permits and signed leases with 6 clubs with zero reported safety issues or incidents and overall, the program harvested 479 deer.

He explained that in an effort to increase program participation and increase harvest numbers, the Subcommittee would like the Township to add the following properties to the Deer Management Program for 2025/2026:

- 1. Cole Road (Block 46, Lot 22.04) – 10.09 acres: Bow Only
- 2. 520 Mountain Road (Block 21, Lot 4) – 4.58 acres
(To be added to P5 - Route 22 – West of Rockaway Creek)
- 3. Dreahook/Johnson Road (Block 45.03, Lot 28.90) – 15.93 acres: Bow Only
- 4. Ryerson Road (Readington BOE property) (Block 73, Lot 9.01) – 23.77 acres: Bow Only
(Property to be included in RDMP upon initial approval from Readington BOE)

The Committee discussed and agreed to remove the Ryerson Road property until approval from the Board of Education is received.

A **MOTION** was made by Mr. Heller to approve the 2025/2026 Deer Management Plan including the addition of the properties proposed with the exception of Ryerson Road, seconded by Mr. Hulsebusch and on Roll Call vote the following was recorded:

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

ADMINISTRATOR’S REPORT

Acting Administrator Curry stated that he had nothing further to report.

ATTORNEY’S REPORT

Attorney Corsini stated that he had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

Mr. Heller reported that the stream cleanup was very successful and also that preliminary tree planting was done at the Dreahook property to evaluate the process to plan for the future planting. He also spoke to properties that the Environmental Commission has been looking at that may potentially have tainted

water and requested that the Township come up with a way to contact residents who may be affected.

JUERGEN HUELSEBUSCH

Mr. Hulsebusch spoke to the SADC’s (State Agriculture Development Association) new incentives regarding appraisals which will make it more advantageous for farmers to preserve their land and the upcoming Open Space walk on Lazy Brook on May 18th, which is also the location where the kestrel boxes are. He also reported that the seedling giveaway was very successful and thanked everyone who volunteered their time and worked to make it so organized and efficient.

ADAM MUELLER

Mayor Mueller reported that the budget process is moving ahead and advised the public to be aware that with the warm weather the Department of Public Works will be out on the roads with tractors cutting grass.

COMMENTS FROM THE PUBLIC

Jessica Gallico suggested an upgrade to the Township website. She inquired about the budget deadline, the application in Branchburg Township off County Line Road and the potential for live streaming of the public meetings. She also requested that the Committee consider further discussion on the resolution that was not passed at the last meeting to Governor Murphy and Attorney General Platkin.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Albanese at 8:10 p.m. to adjourn the meeting, seconded by Mr. Hulsebusch with a vote of ayes all, nays none recorded.

Submitted by:

Ann Marie Lehberger, *RMC*
Acting Municipal Clerk