

**READINGTON TOWNSHIP COMMITTEE
MEETING –March 21, 2022**

Mayor Juergen Huelsebusch *calls the meeting to order at 4:00 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 J. Heller, Mr. J. Albanese, Mrs. BA Fort and Mr. A. Mueller

Mayor J. Huelsebusch left the meeting at 7:10 p.m.

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

ABSENT: None

2022 BUDGET DISCUSSION

Administrator Sheola presented the preliminary budget for 2022. Administrator Sheola reviewed the anticipated appropriations and revenues for the coming year, highlighting the increases and decreases in the various line items. Administrator Sheola briefly discussed the fluctuations in the proposed operating budget.

Ron Christy, Road Supervisor, was present to discuss the proposed capital list request for equipment in the Department of Public Works.

Engineer O'Brien and Mr. Christy reviewed the proposed recommendations for capital road projects for 2022.

Recreation Director Gabrielle Bolarakis presented the capital project proposal for the playground replacement at Hillcrest Park.

Chief John D'Aniello of Whitehouse Fire Company, Chief Paul Hooretz of East Whitehouse Fire, Chief Adam Cesario of Three Bridges Fire Company and Chief William Apsley of Readington Fire Company, along with respective members, appeared before the Committee to request an increase in funding for equipment, vehicles and the necessity to replace various older equipment over the years.

Administrator Sheola stated the budget should be ready for introduction at the April 4th meeting.

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>
Personnel.....	Potential Litigation.....	Certain information at the discretion of the Township Committee tonight...other Information will remain confidential
Police Department	Personnel.....	“ “ “
Tax Collector	Personnel.....	“ “ “
Department of Public Works	Personnel.....	“ “ “
Department of Land Use..... & Development	Personnel.....	“ “ “
Organizational Hours	Personnel	“ “ “
Block 91, Lot 2 (Railroad Avenue).....	Contract Negotiations	“ “ “
Block 21, Lot 4	Contract Negotiations	“ “ “
James Street (Water Service)	Contract Negotiations	“ “ “
Block 73, Lot 15	Contract Negotiations	“ “ “
(Septic Design Proposal)		
Executive Session Minutes..... • <i>March 7, 2022</i>	Attorney-Client Privilege.....	“ “ “
Affordable Housing.....	Potential Litigation.....	“ “ “
Civil Action Summons /	Litigation.....	“ “ “
Rosedale and Rosehill Cemetery Association vs. Township of Readington and the Township of Committee of the Township of Readington		

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

The meeting reconvened at 8:30 p.m.

Deputy Mayor Heller led those present in the *Salute to the Flag*.

Potential Litigation / Personnel

Deputy Mayor Heller stated that this matter remains in Executive Session.

Personnel / Police Department

Deputy Mayor Heller stated that this matter remains in Executive Session.

Personnel / Tax Collector

The following resolution was offered for consideration:

#R-2022-58

RESOLUTION APPOINTING MICHAEL BALOGH TO SERVE IN THE POSITION OF TAX COLLECTOR

WHEREAS, N.J.S.A. 40A-9-141 requires that “in every municipality there shall be a Tax Collector”; and

WHEREAS, the current Chief Financial Officer, Michael Balogh will be returning to the role of Tax Collector on March 21, 2022 to fill the vacancy created by Kristine Boxwell; and

WHEREAS, it is the intent of the Township Committee to keep the Tax Collector position separate from the Chief Financial Officer; and

WHEREAS, the Township Administrator finds Michael Balogh’s past performance as a Tax Collector to be commendable credentials and his experience as Tax Collector would be an asset to the Township; and

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington that Michael Balogh is hereby appointed to serve as Tax Collector effective March 21, 2022 the unexpired term of Kristine Boxwell pursuant to N.J.S.A. 40A:9-142 (to January 1, 2024) at an annual salary of \$90,000.

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

Personnel / Department of Public Works

The following resolution was offered for consideration:

R-2022-59

RESOLUTION APPOINTING JOSEPH LUCASH, JR. TO SERVE IN THE POSITION OF ROAD SUPERVISOR

WHEREAS, there exists a need to fill the vacancy, created by the resignation of Ryan Wallace, as a Road Supervisor in the Division of the Department of Public Works; and

WHEREAS, following the review of resumes and interviewing viable candidates it is the recommendation of the Township Administrator and current Road Supervisor to appoint Joseph Lucash, Jr. as Road Supervisor (Non-union position); and

WHEREAS, Joseph Lucash, Jr has the experience and professional credentials necessary for the position; and

WHEREAS, the Township Committee recommends the annual compensation of Joseph Lucash, Jr. in the amount of \$95,000.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington that Joseph Lucash, Jr is hereby appointed to serve as Road Supervisor, effective April 18, 2022.

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

Personnel / Department of Land Use and Development

Deputy Mayor Heller stated that this matter remains in Executive Session.

Personnel / Organizational Hours

Deputy Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / Block 91, Lot 2 (Railroad Avenue)

Deputy Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / Block 21, Lot 4

Deputy Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / James Street (Water Service)

Deputy Mayor Heller stated that this matter remains in Executive Session.

Contract Negotiations / Block 73, Lot 15 (Septic Design Proposal)

Deputy Mayor Heller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / March 7, 2022

A MOTION was made by Mrs. Fort to approve the Executive Session Minutes of March 7, 2022, for content only, seconded by Mr. Mueller with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Deputy Mayor Heller stated that this matter remains in Executive Session.

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

Deputy Mayor Heller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Deputy Mayor Heller read the following statement:

All items listed with an asterisk "" are considered to be routine by the Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a committee member or citizen requests, in which event the item will be removed from the General Order of Business and considered in its normal sequence on the agenda.*

Todd Terricone, Lamington Road, requested to remove Item #5 from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meeting of March 7, 2022
2. * ***Resolution in Support of the Ability of Municipalities to Adopt Regulations to Protect Public Health, Safety and Welfare from Threats of Flooding***

The following resolution was offered for consideration:

#R-2022-60

RESOLUTION IN SUPPORT OF THE ABILITY OF MUNICIPALITIES TO ADOPT REGULATIONS TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE FROM THREATS OF FLOODING

WHEREAS, in recent years, residents have experienced more frequent and severe storms, which have caused increased flooding and flood damage in the municipality;

WHEREAS, the increase of flooding events and flood damage threatens the public health, safety, and welfare, imposes economic damages to residents, and taxes municipal services that are forced to respond to increased flooding;

WHEREAS, pursuant to N.J.A.C. 7:8-1.5(a), municipalities are permitted to impose additional or more stringent stormwater management requirements than the model ordinance promulgated by the New Jersey Department of Environmental Protection (“NJDEP”);

WHEREAS, each municipality has unique situations that may require additional or more stringent regulations in order to be in full compliance with the controlling state and federal statutes, regulations, and permits, and in order to protect their residents from threats of flooding and flooding related damage;

WHEREAS, the New Jersey Department of Community Affairs is considering proposed regulations that would further curtail a municipality’s ability to protect its residents from the threat of flooding and flood related damage;

NOW THEREFORE BE IT RESOLVED, by the Readington Township Committee that it supports regulations that provide flexibility to municipalities to adopt additional and/or more stringent stormwater regulations, in order to allow municipalities to protect its residents from threats of flooding and flood damage;

BE IT FURTHER RESOLVED, that the Readington Township Committee opposes the continuation of any Residential Site Improvement Standard regulations that would limit a municipality’s ability to establish more protective flood prevention and stormwater management regulations than the model ordinances promulgated by the NJDEP; and

BE IT FURTHER RESOLVED, that the Readington Township Committee requests the Governor and the state legislature take action to ensure that the Residential Site Improvement Standards do not limit a municipality’s ability to protect its residents from the threat of flooding; and

BE IT FURTHER RESOLVED, that the Readington Township Committee requests the NJDEP to take whatever legal action available to ensure that a municipality’s ability to protect its residents from flooding is not in any way impeded or restricted.

3. * ***Release of Board of Health Escrow / Block 48.01, Lot 26.01 (Lewandowski)***
4. * ***Permit Fee Refund / Block 72.01, Lot 35 (Bergamo)***
5. * ***Discharge of Affordable Housing Agreement / Discharge of Mortgage / Block 21.06, Lot 201.08 (103 Dove Cote Court)***

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>
CURRENT FUND	1-01	\$ 36,180.77
CURRENT FUND	2-01	\$ 2,275,243.99
SEWER APPROPRIATIONS	2-02	\$ 220.00
TRUST FUNDS	X-03	\$ 24,860.79
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 13,153.05
PAYROLL DEDUCTIONS	X-06	\$ 213,481.05
2020 CAP IMPROVEMENTS	X-20	<u>\$ 1,653.43</u>
 TOTAL OF ALL FUNDS		 \$ 2,564,793.08

A *MOTION* was made by Mrs. Fort to approve the Consent Agenda (with the removal of Item #5), seconded by Mr. Albanese and on Roll Call vote the following was recorded:

- Mr. Albanese - Aye
- Mrs. Fort - Aye
- Mr. Mueller - Aye
- Deputy Mayor Heller - 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. Albanese 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:

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

ORDINANCE #08-2022

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

There were none.

Deputy Mayor Heller asked if there were any comments from the public.

There were none.

A *MOTION* was made by Mr. Mueller 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:

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

ORDINANCE #08-2022

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

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

Clerk read by Title:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY
KNOWN AS 235 NUTHATCH COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF
HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

Ordinance #09-2022

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

There were none.

Deputy Mayor Heller asked if there were any comments from the public.

There were none.

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

Clerk read by Title:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY
KNOWN AS 235 NUTHATCH COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF
HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

Ordinance #09-2022

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

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

Clerk read by Title:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY
KNOWN AS 306 SPARROW COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF
HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

Ordinance #10-2022

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

There were none.

Deputy Mayor Heller asked if there were any comments from the public.

There were none.

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

Clerk read by Title:

***AN ORDINANCE AUTHORIZING THE SALE OF AFFORDABLE HOUSING PROPERTY
KNOWN AS 306 SPARROW COURT IN THE TOWNSHIP OF READINGTON, COUNTY OF
HUNTERDON AND STATE OF NEW JERSEY AND CERTAIN PERSONAL PROPERTY***

Ordinance #10-2022

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

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

Clerk read by Title:

***AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF
READINGTON WITH RESPECT TO ADMINISTRATION AND CREATING THE DEPARTMENT
OF LAND USE AND DEVELOPMENT WITHIN SAME***

Ordinance #11-2022

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

There were none.

Deputy Mayor Heller asked if there were any comments from the public.

There were none.

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

Clerk read by Title:

***AN ORDINANCE ESTABLISHING A NEW CHAPTER OF THE CODE OF THE TOWNSHIP OF
READINGTON WITH RESPECT TO ADMINISTRATION AND CREATING THE DEPARTMENT
OF LAND USE AND DEVELOPMENT WITHIN SAME***

Ordinance #11-2022

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

Mr. Albanese - Aye
Mrs. Fort - Aye
Mr. Mueller - Aye
Deputy Mayor Heller - Aye

CORRESPONDENCE / OTHER INFORMATION

1. Notice of Public Hearing from the Board of County Commissioners regarding ***a Proposed Increase in the Municipal Solid Waste Tipping Fee.*** No action taken.
2. Letter dated March 9, 2022 from Jennifer Ader, Municipal Clerk of Township of Tewksbury, regarding ***An Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Amending and Modifying Section 625, Stormwater Control, of the Development Regulations Ordinance of the Township of Tewksbury.*** No action taken.
3. Letter dated March 15, 2022 from Maggie Schmitt, Municipal Clerk of Township of Branchburg regarding ***Ordinance Adopting "Evans Way Redevelopment Plan" for the Property Identified on the Branchburg Tax Map as Block 58, Lot 36, and Block 58.01, Lot 4, Including Portions of the Evans Right of Way Adjacent thereto Previously Determined to be a Non-Condemnation Redevelopment Area and Amending the Branchburg Land Development Ordinance to Establish a New "Evans Way Redevelopment Plan Zone", the Development of which to be in Accordance with the Redevelopment Plan.*** No action taken.

OLD BUSINESS

1. ***Request for Issuance of a Letter of Consistency with the Master Plan / Fox Hollow Residential Development (Block 15, Lot 28)***

Deputy Mayor Heller stated that this request was forwarded to the Planning Board for their review and it was determined that the proposed Fox Hollow Development is consistent with the Master Plan.

A MOTION was made by Mrs. Fort to authorize Attorney Dragan to draft the issuance of a letter of consistency, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

NEW BUSINESS

1. ***Appointment of Project Review Subcommittee for Block 36 Redevelopment Area***

A **MOTION** was made by Mrs. Fort to appoint the following individuals to the Subcommittee for Block 36 Redevelopment Area:

*Township Attorney Sharon Dragan
Redevelopment Attorney Matt Jessup
Township Administrator Richard Sheola
Township Committee Member John Albanese
Township Planner Michael Sullivan
Township Engineer Rob O'Brien
Zoning Officer Christina Schwartz
Planning Board Chairman Ron Monaco*

seconded by Mr. Mueller with a vote of ayes all, nays none recorded.

2. ***Application for Special Events Permit / Smoot & Sagaas Wedding***

A **MOTION** was made by Mrs. Fort to approve the special event permit application, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

3. ***Application for Special Events Permit / U Run for Ukraine 5 K Run***

A **MOTION** was made by Mrs. Fort to approve the special event permit application, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

4. ***Request to Hold 2022 Annual Coin Toss Fundraiser / Whitehouse Rescue Squad***

A **MOTION** was made by Mrs. Fort to approve the annual coin toss fundraiser, seconded by Mr. Mueller with a vote of ayes all, nays none recorded.

5. ***Waterwatch Advisory Committee - Vacancy***

Deputy Mayor Heller stated that a request was made by the Chairman of the Waterwatch Advisory Board to appoint his spouse, Marlene Orlandi, to the position vacated by Trish McGuire. Attorney Dragan spoke to the concern of a conflict with spouses being on the same board, in addition to setting a precedent for future boards. Deputy Mayor Heller requested Attorney Dragan to research the legal issues and concurred that this matter should be deferred until the next meeting.

6. * ***Resolution in Support of the Ability of Municipalities to Adopt Regulations to Protect Public Health, Safety and Welfare from Threats of Flooding***

This matter was addressed under the Consent Agenda.

7. * ***Release of Board of Health Escrow / Block 48.01, Lot 26.01 (Lewandowski)***

This matter was addressed under the Consent Agenda.

8. * ***Permit Fee Refund / Block 72.01, Lot 35 (Bergamo)***

This matter was addressed under the Consent Agenda.

9. ***Request for Confirmation of Easement Sale Application / Farmland Preservation Program Block 14, Lots 3.01, 5.06 and 51)***

A **MOTION** was made by Mr. Albanese to support the confirmation of the easement sale application, seconded by Mr. Mueller with a vote of ayes all, nays none record

ADMINISTRATOR'S REPORT

Administrator Sheola reported that a traffic safety meeting was held recently.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

COMMITTEE REPORTS

JOHN ALBANESE

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

BETTY ANN FORT

Mrs. Fort stated that she had nothing further to report.

JONATHAN HELLER

Deputy Mayor Heller reminded everyone that the Tree Giveaway is scheduled for April 9th and the Annual Stream Cleanup is scheduled for April 23rd, all volunteers are welcome.

ADAM MUELLER

Mr. Mueller reported that the County is looking to replace several culverts which could impact Readington Road.

COMMENTS FROM THE PUBLIC

Todd Terricone, Lamington Road, spoke to the reduced speed limit on County Road 523.

Marcelo Perez, Menlo Drive, inquired on an update to his request at the last meeting to pave Menlo Drive and Edison Road.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Mueller at 9:30 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Respectfully Submitted:

Karin M Parker, *RMC*
Municipal Clerk