

**READINGTON TOWNSHIP COMMITTEE
MEETING –April 18, 2022**

Mayor Huelsebusch *calls the meeting to order at 6:00 p.m.* announcing that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised.

PRESENT: Mayor J. Huelsebusch, Deputy Mayor J. Heller, Mr. J. Albanese, Mrs. BA Fort and Mr. A. Mueller

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

ABSENT: None

EXECUTIVE SESSION:

Clerk read the following Resolution:

RESOLUTION
EXECUTIVE SESSION

WHEREAS, N.J.S.A. 10:4-6 *et seq.*, the Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, the Township Committee is of the opinion that such circumstances presently exist and desires to authorize the exclusion of the public from the portion of the meeting in accordance with the act;

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

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 ~ Compensation Study ~ Potential Litigation	Personnel.....	Certain information at the discretion of the Township Committee tonight...other information will remain confidential
Recreation / Summer Camp.....	Personnel	“ “ “
Block 36 Redevelopment Agreement... (Kaplan Developers)	Contract Negotiations	“ “ “
Solid Waste & Recycling Collection... & Recycling Markets Request for Proposal	Contract Negotiations	“ “ “
Block 95, Lot 12.306 (306 Sparrow Ct) ...	Contract Negotiations	“ “ “
Block 21, Lot 4 (Mountain Road)	Contract Negotiations	“ “ “
Executive Session Minutes..... • April 4, 2022	Attorney-Client Privilege.....	“ “ “
Oakland Drive Pump Station West	Potential Litigation.....	“ “ “
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 8:12 p.m.

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

Personnel / Personnel
 ~ **Compensation Study**
 ~ **Potential Litigation**

Mayor Huelsebusch stated that this matter remains in Executive Session.

Personnel / Recreation Summer Help

A **MOTION** was made by Mrs. Fort to approve the following 2022 summer camp positions:

Colin Dobroksy	Senior Counselor	\$15.75
Cory Dobroksy	Senior Counselor	\$15.75
Eugenia Grigorian	Senior Counselor	\$15.75
Denise Hawkins	Camp Director	\$23.00
Madison Hill	Assistant Site Supervisor	\$18.00
Victoria Konosinki	Counselor	\$15.00
Ryan Levesque	Counselor	\$15.00
Kristin Polito	Site Supervisor	\$21.00
Bradyn Quintard	Senior Counselor	\$15.75
Adam Sinagra	Senior Counselor	\$15.75
Danny Tedesco	Counselor	\$15.00

THIS MOTION was seconded by Mr. Heller and on Roll vote the following was recorded:

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

Contract Negotiations / Block 36 Redevelopment Agreement (Kaplan Developers)

Mayor Huelsebusch stated that the resolution will be addressed under new business.

Contract Negotiations / Solid Waste & Recycling Collection & Recycling Markets Request for Proposal

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Block 95, Lot 12.306 (306 Sparrow Court)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Block 21, Lot 4

Mayor Huelsebusch stated that this matter remains in Executive Session.

Attorney-Client Privilege / Executive Session Minutes / April 4, 2022

A ***MOTION*** was made by Mrs. Fort to approve the Executive Session Minutes of April 4, 2022, for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Potential Litigation / Oakland Drive Pump Station West

Mayor Huelsebusch stated that this matter remains in Executive Session.

Potential Litigation / Affordable Housing

Mayor Huelsebusch 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

Mayor Huelsebusch stated that this matter remains in Executive Session.

The following matter was added to the Executive Session agenda:

Contract Negotiations / Block 74, Lot 4 (Saums)

Mayor Huelsebusch stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Huelsebusch read the following statement:

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

1. * **APPROVAL OF MINUTES** of meeting of April 4, 2022
2. * **Tax Lien Redemption**

The following resolution was offered for consideration:

READINGTON TOWNSHIP

HUNTERDON COUNTY, STATE OF NEW JERSEY

RESOLUTION

WHEREAS, an interested party has paid to the Tax Collector the amount necessary to redeem the lien on Block 45, Lot 10 and,

WHEREAS, it is the desire of the Tax Collector to refund to the lienholder the redemption amount.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer be authorized to refund the redemption amount of \$54,891.09, plus a premium paid in the amount of \$32,000.00, known as Tax Sale Certificate #2019-011, to the lienholder, US Bank Cust Tower DB IX 2019-1.

3. * **Results of Bond Anticipation / Note Sale - resolution**

The following resolution was offered for consideration:

#R-2022-67

**TOWNSHIP OF READINGTON
 RESOLUTION**

WHEREAS, when Bond Ordinances are adopted by the Mayor and Township Committee, the Chief Financial Officer is authorized to issue Bond Anticipation Notes (BAN’s) to provide temporary financing for the Township; and

WHEREAS, the Township needed to finance the debt authorized by Bond Ordinances; and

WHEREAS, the Township received seven quotations ranging from a Net Interest Rate of 2.4398% and 1.75% as listed on the attached Note Sale Bid Results; and

WHEREAS, the Chief Financial Officer, with advice of Phoenix Advisors, Financial Advisors, accepted the quotation from the City of Vineland for a Bond Anticipation Note totaling \$15,348,000 at an interest rate of 1.75% which will require a 2023 interest payment of \$268,950.00; and

WHEREAS, the appropriate Township Officials will execute said Note in the amount of \$15,348,000 with an interest rate of 1.75% dated April 27, 2022, and maturing April 27,2023; and

WHEREAS, to comply with N.J.S.A. 40A:2-28 of the Local Bond Law, which requires the Chief Financial Officer to report certain information in writing to the Mayor and Township Committee meeting.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Township Committee of the Township of Readington that it does hereby affirm the issuance of a \$15,348,000 Bond Anticipation Note to be issued April 27, 2022, bearing and interest rate of 1.75% by the Chief Financial Officer and the execution of said note by the appropriate Township Officials.

7. * **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	\$ 92,090.97
SEWER APPROPRIATIONS	1-02	\$ 20,350.00
CURRENT FUND	2-01	\$ 947,931.18
SEWER APPROPRIATIONS	2-02	\$ 20,435.00
TRUST FUNDS	X-03	\$ 36,094.30
MISC REFUND, COUNTY TAX, LIENS	X-05	\$ 104,965.22
PAYROLL DEDUCTIONS	X-06	\$ 254,391.64
DUE TO STATE OF NEW JERSEY	X-09	\$ 275.00
2017 CAP IMPROVEMENTS	X-17	\$ 247,269.15
2018 CAP IMPROVEMENTS	X-18	\$ 4,160.96
2019 CAP IMPROVEMENTS	X-19	\$ 3,844.18
2020 CAP IMPROVEMENTS	X-20	\$ 1,395.00
2021 CAP IMPROVEMENTS	X-21	\$ 1,945.47
TOTAL OF ALL FUNDS		\$ 1,735,148.07

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

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Harold Michael Jones, Oakland Drive West, inquired if the Block 36 Redevelopment Agreement would be available to the public prior to the execution of the agreement.

Andrew Roth, County Road 523, commented on coordination between the engineers of the projects in the redevelopment area.

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

Clerk read by Title:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY PERTAINING TO REFUNDS FOR CANCELLATION OF CERTAIN PROGRAMS/ ACTIVITIES ADMINISTERED BY READINGTON RECREATION

ORDINANCE #12-2022

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

There were none.

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

There were none.

A MOTION was made by Mr. 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:

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CODE OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, STATE OF NEW JERSEY PERTAINING TO REFUNDS FOR CANCELLATION OF CERTAIN PROGRAMS/ ACTIVITIES ADMINISTERED BY READINGTON RECREATION

ORDINANCE #12-2022

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

CORRESPONDENCE / OTHER INFORMATION

1. Letter from Lisa Fania, Municipal Clerk of the Township of Raritan regarding ***An Ordinance of the Township of Raritan, County of Hunterdon, State of New Jersey, Amending Attachment 1 Entitled "Schedule 1, Schedule of Area, Yard and Building Requirements" to Chapter 296 Entitled "Land Development" of the Revised General Ordinances of the Township of Raritan to Amend the Maximum Hard Surface Coverage Regulations for Various Residential Zone Districts.*** No action taken.

NEW BUSINESS

1. ***Bond Ordinance Providing for Various Capital Improvements in and by the Township of Readington, in the County of Hunterdon, New Jersey, Appropriating \$2,218,000 therefor and Authorizing the Issuance of \$1,876,088 Bonds or Notes of the Township to Finance Part of the Cost thereof***

The following ordinance was offered for consideration:

BOND ORDINANCE PROVIDING FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,218,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,876,088 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Ordinance #13-2022

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

Section 1. The several improvements described in Section 3 of this bond ordinance are hereby respectively authorized to be undertaken by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") as general improvements. For the several improvements or purposes described in Section 3, there are hereby appropriated the respective sums of money therein stated as the appropriation made for each improvement or purpose, such sums amounting in the aggregate to \$2,218,000, including a \$35,000 Historic Preservation grant expected to be received and a \$140,562 New Jersey Department of Transportation grant expected to be received (collectively, the "Grants"), and further including the aggregate sum of \$166,350 as the several down payments for the improvements or purposes required by the Local Bond Law. The down payments have been made available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the several improvements or purposes not covered by application of the several down payments and in anticipation of the receipt of the Grants, negotiable bonds are hereby authorized to be issued in the principal amount of \$1,876,088 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

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

Ordinance # 13-2022 cont'd:

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
a) Rehabilitation of fire engine for Three Bridges Fire Company, including all work and materials necessary therefor and incidental thereto.	\$150,000	\$138,750	5 years
b) Acquisition of a rescue boat and trailer, including all related costs and expenditures incidental thereto.	\$48,000	\$44,400	5 years
c) Replacement of roof at Bouman-Stickney Farmstead, including all work and materials necessary therefor and incidental thereto.	\$100,000 (including a \$35,000 Hunterdon County Historic Preservation grant)	\$57,500	15 years
d) Milling and paving of various roads, including, but not limited to, Pulaski Road-Section 1 from Route 523 to Shade Lane, entire length of Mimosa Drive and cul-de-sac, Readington Library/Train Station parking lot, entire length of John Reading Road, entire length of Governor Road and cul-de-sac, entire length of Quaker Road and cul-de-sac, entire length of Lottings Purchase Road, entire length of Martin Lane, entire length of Delameter Court and cul-de-sac, entire length of Powderhorn Road and cul-de-sac, entire length of Biggs Road and cul-de-sac, entire length of Flintlock Road and cul-de-sac and entire length of Constitution Way and cul-de-sac, including all work and materials necessary therefor and incidental thereto.	\$1,540,000 (including a \$140,562 New Jersey Department of Transportation grant)	\$1,283,938	10 years
e) Acquisition of vehicles for the Public Works Department, including a skid steer loader with attachments, a 4-ton vibratory roller and a wide-area mower, including all related costs and expenditures incidental thereto.	<u>\$380,000</u>	<u>\$351,500</u>	5 years

<u>Purpose</u>	<u>Appropriation & Estimated Cost</u>	<u>Estimated Maximum Amount of Bonds & Notes</u>	<u>Period of Usefulness</u>
Totals:	<u>\$2,218,000</u>	<u>\$1,876,088</u>	

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

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no bond anticipation note shall mature later than one year from its date, unless such bond anticipation notes are permitted to mature at such later date in accordance with applicable law. The bond anticipation notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with bond anticipation notes issued pursuant to this bond ordinance, and the chief financial officer's signature upon the bond anticipation notes shall be conclusive evidence as to all such determinations. All bond anticipation notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law or other applicable law. The chief financial officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this bond ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvements or purposes described in Section 3 of this bond ordinance are not current expenses. They are all improvements or purposes that the Township may lawfully undertake as general improvements, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The average period of usefulness, computed on the basis of the respective amounts of obligations authorized for each purpose and the reasonable life thereof within the limitations of the Local Bond Law, is 8.72 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$1,876,088, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$138,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purposes or improvements.

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

Ordinance #13-2022 cont'd

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

Section 9. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 10. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 11. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

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

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

The Public Hearing was scheduled for May 2, 2022, at 7:45 p.m.

- Ordinance Appropriating \$239,500 from the Capital Improvement Fund to Provide for Various Capital Improvements in and by the Township of Readington, in the County of Hunterdon, New Jersey***

The following ordinance was offered for consideration:

ORDINANCE APPROPRIATING \$239,500 FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FOR VARIOUS CAPITAL IMPROVEMENTS IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY

Ordinance #14-2022

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY AS FOLLOWS:

Ordinance #14-2022 cont'd:

Section 1. \$239,500 is hereby appropriated by the Township of Readington, in the County of Hunterdon, New Jersey (the "Township") from the Capital Improvement Fund in order to provide for various capital improvements of the Township, including (i) hose replacement at Three Bridges Fire Company, (ii) acquisition of vehicles for the Public Works Department consisting of a utility vehicle/gator (share with Office of Emergency Management), a snow pusher and plow for front-end loader, a split deck trailer, an enclosed trailer and a multipurpose backhoe attachment, (iii) improvements to Hillcrest Park, consisting of the construction of four pickleball courts and a post-tension concrete basketball court and installation of a pavilion, a gazebo, solar path lighting and a playground, including a Local Recreational Improvement grant in the amount of \$55,000 expected to be received for the improvements to Hillcrest Park, and (iv) acquisition of technology equipment consisting of a tax server, digital video equipment, desktop and mobile devices and a message sign at Town Hall. These improvements or purposes include all work and materials necessary therefor and incidental thereto and further include all related costs and expenditures necessary therefor or incidental thereto.

Section 2. 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 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 3. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

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

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

The Public Hearing was scheduled for May 2, 2022, at 7:45 p.m.

3. ***Resolution of the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey Designating a Redeveloper and Authorizing the Execution of a Redevelopment Agreement for the Property known as Block 36, Lots 5, 5.02 and 5.04 on the Tax Maps of the Township***

Attorney Dragan pointed out minor corrections that need to be made to the agreement as follows:

- *Page 21* – The agreement is to state that the developer would use the Township's Administrative Agent to administer the affordable housing units.
- *Exhibit D* – The exhibit is to be corrected to reflect the current Mayor's name
- *Exhibit F* - The exhibit is to show a walking path along the west edge of the property, if it can be done

The following resolution was offered for consideration:

#R-2022-68

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF READINGTON, IN THE COUNTY OF
HUNTERDON, NEW JERSEY DESIGNATING A REDEVELOPER
AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
AGREEMENT FOR THE PROPERTY KNOWN AS BLOCK 36, LOTS
5, 5.02 AND 5.04 ON THE TAX MAPS OF THE TOWNSHIP**

WHEREAS, the Township of Readington (the “Township”) is a political subdivision of the State of New Jersey, located in the County of Hunterdon; and

WHEREAS, on March 1, 2021, the Township Committee of the Township (the “Township Committee”), adopted Resolution No. R-2021-49 designating (i) Block 36, Lots 65 and 66 on the official Tax Maps of the Township as a condemnation area in need of redevelopment (the “Condemnation Redevelopment Area”) and (ii) Block 36, Lots 4, 5, 5.02 and 5.04 on the official Tax Maps of the Township as a non-condemnation area in need of redevelopment (the “Non-Condensation Redevelopment Area” and, together with the Condemnation Redevelopment Area, the “Redevelopment Area Properties”) in accordance with Redevelopment Law; and

WHEREAS, on March 7, 2022, the Township Committee adopted Ordinance No. 05-2022, approving a redevelopment plan for the Redevelopment Area Properties prepared by Clarke Caton Hintz (Michael Sullivan, ASLA, AICP and Emily Goldman, PP, AICP) entitled, “Block 36 Redevelopment Plan” and dated February 1, 2022 (as the same may be amended and supplemented from time to time, “Redevelopment Plan”); and

WHEREAS, Camelot at Readington Urban Renewal LLC (the “Redeveloper”) is formed as a limited liability company and as an urban renewal entity under the laws of the State of New Jersey and is the owner of a portion of the Non-Condensation Redevelopment Area, consisting of Block 36, Lots 5, 5.02 and 5.04 on the official tax maps of the Township (the “Project Site”); and

WHEREAS, the Redeveloper seeks to be designated as the “redeveloper” (as defined in the Redevelopment Law) of the Project Site, so as to redevelop the Project Site in accordance with the terms of the Redevelopment Plan, the Redevelopment Law and the hereinafter defined Redevelopment Agreement; and

WHEREAS, in order to effectuate the Redevelopment Plan and the redevelopment of the Project Site, the Township desires to designate the Redeveloper as “redeveloper” of the Project Site and authorize the execution of a redevelopment agreement with the Redeveloper (in the form attached hereto as Exhibit A, the “Redevelopment Agreement”)(*On File in Clerk’s Office*); and

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Readington, in the County of Hunterdon, New Jersey, as follows:

Section 1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.

Section 2. The Redeveloper is hereby designated as the “redeveloper” of the Project Site.

Section 3. The Mayor of the Township is hereby authorized and directed to execute the Redevelopment Agreement, in the form attached hereto as Exhibit A, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township’s redevelopment counsel, planning consultant, and other professionals, and the Township Clerk is hereby authorized and directed to attest to the signature of the Mayor and to affix the seal of the Township to the Redevelopment Agreement, if applicable. Upon execution and attestation of same, the Mayor is hereby authorized to deliver the Redevelopment Agreement to the other party thereto.

Section 4. This resolution shall take effect immediately.

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

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

4. ***Application for Special Events Permit / Readington Buffalo Farm (Lunarfaire)***

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

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

5. ***Application for Special Events Permit / Readington Buffalo Farm (Red Dog Day)***

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

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

6. ***Application for Special Events Permit / Amarilla (Container on Property)***

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

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

7. * ***Results of Bond Anticipation / Note Sale – resolution***

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola announced the results of the Bond Anticipation Note sale and reported that a grant application was submitted for a community funding project to replace the lights on the fields at Pickell Park. Administrator Sheola further reported that the budget hearing is scheduled for May 2nd.

ATTORNEY'S REPORT

Attorney Dragan reported that the Township will be closing on two market to affordable units this week.

COMMITTEE REPORTS

JOHN ALBANESE

Mr. Albanese reported that at the last Planning Board Block 81 Redevelopment Area Public Hearing there were some residents who expressed concern about cars speeding on Railroad Avenue coming off Route 202 in Three Bridges and noted that there are currently no speed limit signs posted.

BETTY ANN FORT

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

JONATHAN HELLER

Mr. Heller reported that Raritan Headwaters will be sponsoring a volunteer stream cleanup this Saturday, April 23rd.

ADAM MUELLER

Mr. Mueller reported that the Community Garden Committee thanked the Department of Public Works for laying the gravel down by the community garden.

MAYOR HUELSEBUSCH

Mayor Huelsebusch stated that he had nothing further to report.

COMMENTS FROM THE PUBLIC

Jerry Cook, Railroad Ave, commented on the panhandler at the intersection of Route 22 by King's Supermarket.

Jacqueline Hindle, Indian Run, commented on the traffic concerns of the residents in the Three Bridges Block 81 Redevelopment Area on Railroad Ave.

Karen Mittleman, Glenmont Road, inquired if it would be the responsibility of the new Director of Land Use to coordinate communication between the developers in the redevelopment area.

Andrew Roth, County Road 523, commented on 5G telecommunications.

COMMENTS FROM THE GOVERNING BODY

There were none.

The Committee returned to Executive Session at 9:00 p.m.

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, THERFORE, 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>
Police.....	Personnel.....	Certain information at the discretion of the Township Committee tonight... other information will remain confidential

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 9:45 p.m.

Personnel / Police

Mayor Huelsebusch stated that this matter remains in Executive Session.

As there was no further business, **A MOTION** was made by Mrs. Fort at 9:46 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