

**READINGTON TOWNSHIP COMMITTEE
MEETING – April 3, 2023**

Mayor Huelsebusch *calls the meeting to order at 5:30 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 A. Mueller, Mr. J. Albanese, Mr. J. Heller, and Mr. V. Panico

ALSO PRESENT: Administrator R. Sheola, Municipal Clerk K. Parker, Attorney S. Dragan and Twp Engineer R. O’Brien

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:

- 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 |
| Recreation Summer Camp..... | Personnel | “ “ “ |
| Sports Proposal | Contract Negotiations | “ “ “ |
| Agreement for Purchase of Real Property .. Block 73, Lots 25 & 23.01 (Beitz) | Contract Negotiations | “ “ “ |
| Release Indemnification and Hold | Contract Negotiations | “ “ “ |
| (Harmless Agreement (Regency at Readington Homeowners and Condominium Associations)) | | |
| Developer and Sewer Plant Expansion..... | Contract Negotiations | “ “ “ |
| Contribution and Allocation Agreement (Habitat for Humanity) | | |
| Appraisal Consulting Services /..... | Contract Negotiations | “ “ “ |
| Newmark Valuation and Advisory | | |
| Financial Agreement | Contract Negotiations | “ “ “ |
| (Kaplan Developers LLC) | | |
| Attorney-Client Privilege | Attorney-Client Privilege..... | “ “ “ |

Executive Session Minutes..... Attorney-Client Privilege..... “ “ “
• March 20, 2023

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

It is anticipated at this time that the stated subject matter will be made public on or about the time set forth in Exhibit “A.”

2. This Resolution shall take effect immediately.

A **MOTION** was made by Mr. Heller to adopt this resolution, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

The meeting reconvened at 7:50 p.m.

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

Executive Session:

Personnel / Police

Mayor Huelsebusch stated that this matter remains in Executive Session.

Personnel / Recreation Summer

A **MOTION** was made by Mr. Mueller to approve the list of camp counselors for 2023 Summer Camp Recreation Program:

| <u>Name</u> | <u>Title</u> | <u>Wage</u> |
|-------------------|--------------------|-------------|
| Blum, Zoe | Senior Counselor | \$17.00 |
| Brook, Xavier | Site Supervisor | \$21.00 |
| Calderon, Johnny | Jr. Counselor | \$16.00 |
| Cirianni, Joseph | Jr. Counselor | \$14.13 |
| Evans, Karlee | Senior Counselor | \$17.00 |
| Fasano, Julia | Trip Director/Site | \$18.00 |
| Hawkins, Denise | Director | \$24.00 |
| Hill, Madison | Site Supervisor | \$21.00 |
| Keller, Max | Jr. Counselor | \$14.13 |
| Leveque, Ryan | Counselor | \$16.00 |
| Marsden, Lucas | Senior Counselor | \$17.00 |
| Polito, Kristin | Site Supervisor | \$21.42 |
| Reeves, Dayanna | Jr. Counselor | \$14.13 |
| Vinella, Breanna | Counselor | \$16.00 |
| Williamson, Dylan | Jr. Counselor | \$14.13 |
| Williamson, Logan | Jr. Counselor | \$14.13 |

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

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

Contract Negotiations / Sports Proposal

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Block 73, Lots 25 & 23.01 (Beitz)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Release Indemnification and Hold Harmless Agreement (Regency at Readington Homeowners and Condominium Associations)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Developer and Sewer Plant Expansion Contribution and Allocation Agreement (Habitat for Humanity)

Mayor Huelsebusch stated that this matter remains in Executive Session.

Contract Negotiations / Appraisal Consulting Services/Newark Valuation and Advisory

A **MOTION** was made by Mr. Mueller to amend the amount of the agreement with Newark Valuation and Advisory to \$45,000, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

Contract Negotiations / Financial Agreement (Kaplan Developers LLC)

The following ordinance was offered for introduction:

ORDINANCE OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY APPROVING AN APPLICATION FOR A LONG-TERM TAX EXEMPTION AND AUTHORIZING THE EXECUTION OF A FINANCIAL AGREEMENT WITH CAMELOT AT READINGTON URBAN RENEWAL, LLC

ORDINANCE #08-2023

WHEREAS, the Township of Readington, in the County of Hunterdon (the “**Township**”), a public body corporate and politic of the State of New Jersey (the “**State**”) is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, pursuant to the Redevelopment Law, improvements to property located within an area in need of rehabilitation or redevelopment may qualify for long term tax exemptions under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “**Exemption Law**”); and

WHEREAS, by Resolution No. R-2021-49, adopted on March 1, 2021, the Township Committee of the Township (the “**Township Committee**”) (i) designated 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) designated 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**”) in accordance with the *Redevelopment Law*; and

WHEREAS, by the adoption of Ordinance No. 05-2022 on March 7, 2022, the Township Committee duly adopted a redevelopment plan for a portion of the Redevelopment Area, constituting of Block 36, Lots 4, 5, 5.02, 5.04, 65 and 66, entitled, “Block 36 Redevelopment Plan”, prepared by Clarke Caton Hintz (as the same may be amended and supplemented from time to time, the “**Redevelopment Plan**”); and

Ordinance #08-2023 cont'd:

WHEREAS, Camelot at Readington Urban Renewal, LLC (the “**Redeveloper**”) is the owner of certain property located in the Redevelopment Area and identified on the official Tax Maps of the Township as Block 36, Lots 5, 5.02 and 5.04 (Mullen Road) (collectively, the “**Project Site**”); and

WHEREAS, the Redeveloper is a New Jersey corporation qualified to do business under the provisions of the Exemption Law with offices at 433 River Road, Highland Park, New Jersey 08904; and

WHEREAS, the Redeveloper proposes to develop, design, finance, and construct a project consisting of (i) a multi-family rental housing development including residential buildings containing no more than one hundred ninety-two (192) residential apartment units, including forty-eight (48) units affordable to very low-, low- and moderate-income households, in accordance with the Township’s court-approved 2020 Amended Housing Element and Fair Share Plan, along with associated amenities and site improvements; (ii) a clubhouse and pool; (iii) a maintenance building; and (iv) all necessary on- and off-site infrastructure improvements, all in accordance with the provisions of the Redevelopment Plan and the hereinafter defined Redevelopment Agreement (the “**Project**”); and

WHEREAS, in order to effectuate the Redevelopment Plan and the redevelopment of the Project Site, by Resolution No. R-2022-68, adopted on April 18, 2022, the Township Committee designated the Redeveloper as the “redeveloper” of the Project Site and authorized the Township to enter into a redevelopment agreement with the Redeveloper; and

WHEREAS, on June 16, 2022, the Township and Redeveloper entered into a Redevelopment Agreement (the “**Redevelopment Agreement**”); and

WHEREAS, in order to enhance the economic viability of and opportunity for a successful project, the Redeveloper submitted to the Mayor an application (the “**Application**”), which is on file with the Township Clerk, seeking a tax exemption in connection with the Project pursuant to the Exemption Law in exchange for which the Redeveloper proposes to make payments to the Township of Annual Service Charges in lieu of taxes; and

WHEREAS, the Redeveloper also submitted to the Mayor a form of financial agreement attached to the Application, establishing the rights, responsibilities, and obligations of the Redeveloper; and

WHEREAS, on behalf of the Mayor, the Deputy Mayor submitted the Application and the financial agreement attached hereto as Exhibit A (the “**Financial Agreement**”) to the Township Committee with his recommendation for approval (“**Mayor’s Recommendation Letter**”), a copy of which recommendation is on file with the Township Clerk; and

WHEREAS, the Township Committee has determined that the Project represents an undertaking permitted by the Exemption Law.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE COMMITTEE OF THE TOWNSHIP OF READINGTON, NEW JERSEY AS FOLLOWS:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The Application for tax exemption and Financial Agreement are hereby approved.

Section 3. Upon the Mayor’s determination that the conditions in the Mayor’s Recommendation Letter are or will be satisfied, the Mayor is hereby authorized and directed to execute the Financial Agreement, substantially in the form attached as Exhibit A (On file in Clerk’s Office) together with such additions, deletions, and other modifications deemed necessary upon consultation with counsel to the Township, and prepare, amend, or execute any other agreements necessary to effectuate this ordinance, subject to modification or revisions, as deemed necessary and appropriate.

Section 4. The Clerk of the Township is hereby authorized and directed, upon execution of the Financial Agreement by the Mayor, to attest to the signature of the Mayor and to affix the corporate seal of the Township upon such document.

Ordinance #08-2023 cont'd:

Section 5. The Township Clerk shall file certified copies of this ordinance and the Financial Agreement with the Tax Assessor of the Township in accordance with Section 12 of the Exemption Law.

Section 6. In accordance with P.L. 2015, c. 247, within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Redeveloper, the Township Clerk also shall transmit a certified copy of this Ordinance and the Financial Agreement to the chief financial officer of Hunterdon County and to the Hunterdon County Counsel for informational purposes.

Section 7. The Mayor and Township Clerk are hereby authorized to take such action and to execute such other documents, on behalf of the Township, in consultation with Township counsel, as is necessary to effectuate the terms of the Financial Agreement.

Section 8. If any part(s) of this ordinance shall be deemed invalid, such part(s) shall be severed and the invalidity thereby shall not affect the remaining parts of this ordinance.

Section 9. This ordinance shall take effect in accordance with all applicable laws.

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

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

The Public Hearing was scheduled for April 17, 2023.

Attorney-Client Privilege / Attorney-Client Privilege

The following resolution was offered for consideration:

#R-2023-69

**RESOLUTION APPROVING A SOCIAL MEDIA POLICY FOR THE TOWNSHIP OF
READINGTON, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY**

WHEREAS, the Township Committee of the Township of Readington (“Township”) wishes to adopt a social media policy to establish enforceable rules and guidelines for the use of social media sites such as Facebook, Youtube and Twitter, and any other communication media that disseminate information to the public; and

WHEREAS, the Township Committee believes that a social media policy is necessary to expand and facilitate the dissemination of information from the Township to its residents, taxpayers, and to the general public, while at the same time, assuring that communications made on behalf of the Township are properly authorized and in correct form.

**NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF READINGTON AS FOLLOWS:**

1. The preambles recited in the above "whereas" clauses are incorporated as if set forth herein in full.
2. The Township hereby establishes and adopts the Social Media Policy in the form attached hereto.

Resolution #R-2023-69 cont'd:

3. This social media Policy shall apply to all municipal departments, committees, commissions, boards, advisory committees, employees, and volunteers, as well as any affiliated government or non-government agency, official, or organization permitted by the Township to post on the Township's social media sites.

BE IT FURTHER RESOLVED, that certified copies of this resolution shall be provided to:

1. All departments of the Township;
2. Affiliated government organizations of the Township, including, but not limited to committees, commissions, advisory committees, and boards.
3. Township attorney.

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

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

Attorney-Client Privilege / Executive Session Minutes / March 20, 2023

A **MOTION** was made by Mr. Mueller to approve the Executive Session Minutes of March 20, 2023, for content only, seconded by Mr. Panico with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

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 March 20, March 25 and March 28 (2023)
2. * **Board of Adjustment Annual Report**
3. * **Release of Board of Health Escrow / Block 67, Lot 16**
4. * **Application for Blue Light Permits**
Martin Hirschhorn
Nicholas Siani
William Witt
Suanne Traynor

5. * *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 21.12, Lot 31 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 \$1,277.04, plus a premium paid in the amount of \$2,200.00, known as Tax Sale Certificate #2022-002, to the lienholder, Bala Partners, LLC.

6. * *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 95, Lot 12.186 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 \$9,641.12, plus a premium paid in the amount of \$22,000.00, known as Tax Sale Certificate #2022-017, to the lienholder, Phoenix Funding, Inc.

NOW THEREFORE BE IT RESOLVED by the Township Committee that the Treasurer is hereby authorized to refund the amounts recommended.

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> |
|---------------------------|-----------------|------------------------|
| GENERAL | 2-01 | \$ 23,841.47 |
| GENERAL | 3-01 | \$ 3,595,917.79 |
| SEWER UTILITY OP FUND | 3-02 | \$ 118,013.76 |
| OTHER TRUST | X-03 | \$ 89,257.95 |
| MISC REFUND, COUNTY | | |
| TAX, LIENS | X-05 | \$ 1,187.03 |
| PAYROLL DEDUCTIONS | X-06 | \$ 200,562.07 |
| 2014 CAP IMPROVEMENTS | X-14 | \$ 5,638.97 |
| 2017 CAP IMPROVEMENTS | X-17 | \$ 5,707.01 |
| 2018 CAP IMPROVEMENTS | X-18 | \$ 2,730.15 |
| 2019 CAP IMPROVEMENTS | X-19 | \$ 3,247.71 |
| 2020 CAP IMPROVEMENTS | X-20 | \$ 6,382.18 |
| 2021 CAP IMPROVEMENTS | X-21 | \$ 6,480.95 |
| 202-14 VARIOUS CAPITAL | X-22 | \$ 324.00 |
| TOTAL OF ALL FUNDS | | \$ 4,059,291.04 |

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

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Betty Ann Fort inquired about the amount of the contract for ArchiveSocial that was approved under Executive Session.

John Broten requested additional information on the amendment to the contract for Appraisal Consulting Services that was approved under Executive Session.

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:

REFUNDING BOND ORDINANCE PROVIDING FOR PAYMENT OF AMOUNTS OWING TO OTHERS FOR TAXES LEVIED IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,800,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING THE COST THEREOF

ORDINANCE #05-2023

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.

John Broten inquired about the who the term “others” refers to in the ordinance.

Bob Schoenfeld asked for clarification regarding the refund to residents.

Alan Harwick inquired about the cost differential between paying the amount owed in three versus six years.

John Broten asked about the newly assessed value of the Unicom property.

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:

REFUNDING BOND ORDINANCE PROVIDING FOR PAYMENT OF AMOUNTS OWING TO OTHERS FOR TAXES LEVIED IN AND BY THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$2,800,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,800,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING THE COST THEREOF

ORDINANCE #05-2023

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Notice from Hunterdon County Planning Board regarding a **Public Meeting to Adopt the Comprehensive Farmland Preservation Plan**. No action taken.
2. Letter from Township of Hillsborough Planning and Zoning Department dated March 20, 2023 in the matter of **Notice of Public Hearing Adoption of Amended Housing Plan Element and Fair Share Plan**. No action taken.
3. Letter dated March 28, 2023 from Gregory Bonin, Administrator, 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, Article I "General Provisions", Section 1-2.2 "Definitions; to Modify Existing Definitions and Add New Definitions; Article III "Zoning", Section 3-3.3 "Prohibited Uses", to add to the list of Prohibited Uses in all Zones; and Sections 3-18 "I-1 Industrial Zone; 3-19 "I-2 Industrial Zone" and 3-28 "I-3 Industrial Zone" to Modify Permitted and Accessory Uses in the Township's Industrial Zones, Consistent with the Recently Adopted and Approved Master Plan Reexamination Report and Land Use Element Plan**. No action taken.

OLD BUSINESS

1. **Special Event Permit Application / New Jersey Festival of Ballooning**

Ken Staats, Chief Operating Officer of New Jersey Festival of Ballooning, addressed the Committee's concerns regarding noise from the helicopter tours. Mr. Staats confirmed that the flight plan for the helicopters is under the purview of the Federal Aviation Administration (FAA) and stated that they would look into rotating the flight paths.

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

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

2. ***Special Event Permit Application / Ready Set Go Adventures (Jersey Gravel Grinder Cycling Event)***

David Schwartz, on behalf of Ready Set Go Adventures, spoke to the route throughout the Township that is being proposed for the event.

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

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

NEW BUSINESS

1. ***Introduction of 2023 Municipal Budget***

Administrator Sheola provided an overview of the proposed 2023 budget, offering several options of an increased tax rate and a balanced budget at \$23,737,659.74. The overall budget is \$647,000 less than last year. The Committee discussed the various tax rates and the impact of adding \$134,000 of surplus back into the budget.

A **MOTION** was made by Mr. Albanese to introduce the budget with a tax rate increase of .0183, seconded by Mr. Panico and on Roll Call vote the following was recorded:

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

The Public Hearing was scheduled for May 1, 2023.

2. ***Change of Corporate Structure and Place to Place Transfer Resolution / Brass Knob LLC***

Mark Hartman, Brass Knob, LLC, was present to address any questions relative to the ownership structure and the extension of premises on the liquor license.

The following resolution was offered for consideration:

#R-2023-70

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, an application has been filed by Brass Knob LLC for a place-to-place transfer (Expansion of Premises) of Plenary Retail Consumption License No. 1022-33-002-011, for purposes of expanding the premise under license wherein the sale, service and storage of alcoholic beverages are authorized; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term; and

NOW, THEREFORE BE IT RESOLVED that the Township Committee of the Township of Readington does hereby approve, effective April 3, 2023, the expansion of the aforesaid Plenary Retail Consumption licensed premises located at 665-667 Route 22 East, Whitehouse Station, NJ 08889 to place under license the area delineated in the application form and the sketch of the licensed premises (on file in Clerk’s Office).

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

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

3. Special Events Permit Application / Readington Brewery Easter Egg Hunt

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

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

4. Release of Performance Bond / Ridge Road Realty / Block 38, Lot 54.11, 54.12 & 54.02 (Sophie Street)

The following resolution was offered for consideration:

#R-2023-71

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Ridge Road Realty, LLC did on January 23, 2023, file a written request with the Township of Readington for the release of the Performance Bond #BX20236 and Cash Performance Guarantee Check # 600284 for work completed on Major Subdivision Ridge Road Realty which were required as part of the subdivision approval for Block 38, Lots 54.11, 54.12 and 54.02; and

WHEREAS, in accordance with the Municipal Land Use Law the Township may retain up to 30% of a Performance Bond to assure the completion of the improvement; and

Resolution #R-2023-71 cont'd:

WHEREAS, the Township Engineer has approved the release of Performance Bond #BX20236 and Cash Performance Guarantee Check # 600284 as indicated in his letter of March 29, 2023 based upon the Municipal Land Use Law.

| BOND OR CHECK | ORIGINAL BONDED AMOUNT @ 120% | REMAINING PERFORMANCE GUARANTY | RECOMMENDED REDUCTION FOR WORK COMPLETED | REMAINING PEFORMANCE GUARANTEE |
|----------------------|--------------------------------------|---------------------------------------|---|---------------------------------------|
| Bond #BX20236 | \$414,993.24 | \$ 124,497.97 | 100 % | -0- |
| Check #600284 | \$ 46,110.36 | \$ 13,833.11 | 100 % | -0- |
| Total | \$461,103.60 | \$ 138,331.08 | 100% | -0- |

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, that authorization is hereby given to release Performance Bond #BX20236 and Cash Performance Guarantee Check #600284 as recommended by the Township Engineer; and

BE IT FURTHER RESOLVED, that authorization is given to the Township Clerk to forward a copy of this Resolution approving these released amounts to the applicant.

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

5. * **Board of Adjustment Annual Report**

This matter was addressed under the Consent Agenda.

6. * **Release of Board of Health Escrow / Block 67, Lot 16**

This matter was addressed under the Consent Agenda.

7. * **Application for Blue Light Permits**

- Martin Hirschhorn
- Nicholas Siani
- William Witt
- Suanne Traynor

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola reported that the Readington Middle School has scheduled a forum discussion as part of the civics program which he will be inviting any interested Department Heads to join.

Administrator Sheola announced that Officer in Charge John Insabella will be retiring and thanked him for his many years of service.

ATTORNEY'S REPORT

Attorney Dragan stated that she had nothing further to report.

ENGINEER'S REPORT

Engineer O'Brien reported that the Tier A Permit certification is due May 1st. Engineer O'Brien stated that he is working with the police regarding safety concerns at Mountain Road bridge and confirmed that the Mill Road bridge is now open.

COMMITTEE REPORTS

JOHN ALBANESE

Mr. Albanese reported that the Recreation Department has coordinated a National Walking Day for this Wednesday at Pickell Park and Summer Road Park.

JONATHAN HELLER

Mr. Heller reported that the Raritan Headwaters Stream Cleanup will take place on April 15th followed by the Tree Giveaway on April 22nd. Mr. Heller provided updates from the Whitehouse Rescue Squad and Fire Departments and thanked them for their continued service.

JUERGEN HUELSEBUSCH

Mayor Huelsebusch reported that volunteer sessions will be posted on the Township website. Mayor Huelsebusch provided an overview on the newly created Readington Township Face Book page which the Township will be utilizing to distribute information to the community.

ADAM MUELLER

Mr. Mueller spoke to the benefits of the Township social media as a way to serve the residents of the Township. Mr. Mueller further reported that the Planning Board will be reviewing the Board of Adjustment Annual report.

VINCENT PANICO

Mr. Panico reviewed the upcoming Museum events for May and June.

COMMENTS FROM THE PUBLIC

Betty Ann Fort commented about a weight limit on the Mill Road bridge, specifically regarding school buses.

Barbara Nastro commented on the Township Facebook page and expressed concern about those residents that do not have access to computers.

Ken Hillman spoke in favor of the new black and white police cruisers and also expressed concern about using Facebook as a social media platform to provide information to residents who may not have computer access.

Bob Schoenfeld inquired if all residents have been informed of the new Facebook page and commented on the tax revaluation and the 2023 budget.

Alan Harwick inquired about paving/scoring asphalt to slow down traffic on Route 523 and the possible use of any remaining Covid relief money. Mr. Harwick asked about the Verano cannabis tax money and commented on the cable supplier in the Township.

Christina Albrecht spoke to the Township Facebook page and social media policy and questioned the need for an outside consultant to administer the page versus using someone in house.

John Broten spoke in favor of the Township Facebook page.

Melissa Adams spoke to the Township Facebook page and inquired about the Township's media strategy and social media policy.

Manny Bola spoke in favor of Facebook page and the ability to measure engagement.

Barbara Nastro inquired if it was possible to determine if all the followers are Township residents and expressed concern about negative comments that may be posted.

Betty Ann Fort inquired about the process for posting on Facebook.

Bob Schoenfeld inquired if emergency services would be contributing to the cost of the social media consultants.

Karen Firing thanked the Committee for addressing her concerns regarding the water on her property and inquired about the time frame for the work.

COMMENTS FROM THE GOVERNING BODY

There were none.

As there was no further business, ***A MOTION*** was made by Mr. Panico at 9:50 p.m. to adjourn the meeting, seconded by Mr. Albanese with vote of ayes all, nays none recorded.

Submitted by:

Karin M Parker, *RMC*
Municipal Clerk