

**READINGTON TOWNSHIP COMMITTEE
MEETING – February 20, 2024**

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

PRESENT: Mayor A. Mueller, Deputy Mayor V. Panico, Mr. J. Albanese, Mr. J. Heller, and Mr. J. Huelsebusch

ALSO PRESENT: Administrator R. Sheola, Deputy Clerk A. Lehberger, Attorney C. Corsini

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>
Clerk’s Office.....	Personnel	Certain information at the discretion of Township Committee tonight.... other
Construction Code (Clerical)	Personnel.....	“ “ “
Memorandum of Understanding (Director of Public Safety)	Contract Negotiations	“ “ “
Collective Bargaining Agreement (Sergeants)	Contract Negotiations	“ “ “
Mutual Aid Agreement (Law Enforcement)	Contract Negotiations	“ “ “
Professional Services..... (Special Counsel)	Contract Negotiations	“ “ “
Open Space Stewardship	Contract Negotiations	“ “ “
Executive Session Minutes..... February 5, 2024	Attorney-Client Privilege....	“ “ “
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 7:30 p.m.

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

Executive Session:

Personnel / Clerk’s Office

Mayor Mueller stated that this matter remains in Executive Session.

Personnel / Construction Code (Clerical)

The following resolution was offered for consideration:

#R-2024-56

**RESOLUTION APPOINTING ASSISTANT FOR THE CONSTRUCTION CODE OFFICE -
BIONDO**

WHEREAS, the Construction Code Office, due to a resignation, has a vacancy for a Clerical Assistant position; and

WHEREAS, the Office has advertised and posted the vacancy internally; and

WHEREAS, there were a number of applications and after interviews with the Construction Code Official and Township Administrator, it is the recommendation to hire Ashley Biondo for the Construction Code Office in accordance with the offer letter of February 7, 2024;

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township to hire Ashley Biondo for the Construction Code Office contingent upon successful completion of the requisite pre-employment physical.

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

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

Contract Negotiations / Memorandum of Understanding (Director of Public Safety)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations/Collective Bargaining Agreement/ Sergeants

A **MOTION** was made by Mr. Panico to approve the Collective Bargaining Agreement for PBA Local No. 317 Sergeants for the contract period 2022-2026, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations/ Mutual Aid Agreement (Law Enforcement)

A **MOTION** was made by Mr. Panico to approve the Hunterdon County Municipal Law Enforcement and Emergency Shared Services Mutual Aid Agreement, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations/ Professional Services (Special Counsel)

The following resolution was offered for consideration:

#R-2024-57

***RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR
SPECIAL COUNSEL SERVICES***

WHEREAS, the Township of Readington has a need to acquire Special Counsel Services as a non-fair and open contract pursuant to the provisions of *N.J.S.A. 19:44A-20.5*; and

WHEREAS, the term “non-fair and open contract,” for the purposes of the law, refers to a Professional Services Contract awarded to a contractor who has not made a political contribution as described in *N.J.S.A. 19:44A-20.5 et seq.* or in *N.J.S.A. 19:44A-8, et seq.*; and

WHEREAS, the Township Administrator has determined and certified in writing that the value of the services may exceed \$17,500; and

WHEREAS, Robert Simon, Esq., Herold Law, has submitted a proposal indicating they will act as Special Counsel in connection with land use matters pertaining to Solberg-Hunterdon Airport at a rate of \$250.00 per hour for a total amount not to exceed the amount appropriated for this service in the approved/adopted budget.

WHEREAS, Robert Simon, Esq., has completed and submitted a Business Entity Disclosure Certification which certifies that Robert Simon, Esq has not made any reportable contributions to a political or candidate committee in the Township of Readington in the previous one (1) year, and that the contract will prohibit Robert Simon, Esq. from making any reportable contributions through the term of the contract; and

WHEREAS, the Chief Financial Officer’s Certification of the availability of funds is on file – (*N.J.A.C. 5:30-5.4*) and will be amended to reflect the final approved funds for this purpose upon adoption/approval of the 2024 budget.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Readington, County of Hunterdon, State of New Jersey, authorizes the Mayor to enter into a contract with Robert Simon, Esq. as described herein; and

Resolution #R-2024-57 cont'd:

BE IT FURTHER RESOLVED, that the Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution; and

BE IT FURTHER RESOLVED, that said contract shall expire on December 31, 2024; and

BE IT FURTHER RESOLVED, that copies of this Professional Service are on file with the Municipal Clerk and are available there for public inspection; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

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

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

Contract Negotiations/ Open Space Stewardship

A **MOTION** was made by Mr. Panico to approve the proposal for Open Space Stewardship with Raritan Valley Community College, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Attorney-Client Privilege/ Executive Session Minutes/ February 5, 2024

A **MOTION** was made by Mr. Panico to approve the Executive Session Minutes of February 5, 2024 for content only, seconded by Mr. Albanese with a vote of ayes all, nays none recorded.

Potential Litigation/Affordable Housing

The following resolution was offered for consideration:

#R-2024-58

RESOLUTION OF THE TOWNSHIP OF READINGTON, COUNTY OF HUNTERDON, OPPOSING ASSEMBLY BILL NO. 4/SENATE BILL NO. 50, WHICH PROPOSES TO OVERHALL THE FAIR HOUSING ACT (“FHA”) IN A WAY THAT IMPOSES UNREALISTIC OBLIGATIONS WITH UNREALISTIC DEADLINES BASED UPON ONEROUS STANDARDS

Mount Laurel II

WHEREAS, in 1983, the Supreme Court decided a landmark case, commonly referred to as Mount Laurel II; and

WHEREAS, Mount Laurel II and its progeny generated substantial litigation culminating in the enactment of the New Jersey Fair Housing Act in 1985 (“FHA”); and

Resolution #R-2024-58 cont'd:

The Fair Housing Act of 1985

WHEREAS, the Legislature enacted the FHA to restore home rule, to bring the fair share numbers back to reality and to reduce the burdens of Mount Laurel compliance; and

WHEREAS, more specifically, the FHA sought *to restore home rule* by imposing a moratorium on the builder's remedy and by providing an administrative process that municipalities could voluntarily pursue wherein they would be insulated from developers seeking builder's remedies to try to compel them to capitulate their zoning demands; and

WHEREAS, the FHA sought *to bring the fair share numbers back to reality* by among other things defining the prospective need as the need "based on development and growth which is reasonably likely to occur" and by calling for the fair share to be adjusted to a number lower than the fair share formula generated if the municipality lacked sufficient land to satisfy the obligation generated by the fair share formula; and

WHEREAS, the FHA sought *to reduce the burdens on municipalities* by prohibiting any requirement for municipalities to expend their own resources to comply; and

The New Jersey Council on Affordable Housing

WHEREAS, the FHA created COAH and conferred "primary jurisdiction" on COAH to administer the FHA and to implement the affordable housing policies of our State; and

WHEREAS, all acknowledge -- even Fair Share Housing Center ("FSHC") -- that COAH functioned just fine in Rounds 1 and 2; and

WHEREAS, COAH did not adopt valid regulations for Round 3 despite multiple efforts to do so and made no efforts to cure the bottleneck the third time COAH voted 3-3 on Round 3 regulations; and

Mount Laurel IV

WHEREAS, in 2015, the Supreme Court issued a decision, commonly referred to as Mount Laurel IV, in response to a motion to transfer the responsibilities of COAH back to the courts in light of COAH's failure to adopt valid regulations; and

WHEREAS, in Mount Laurel IV, the Supreme Court returned the task of implementing the doctrine back to the Courts because COAH had failed to do its job and made no effort to cure the roadblock when it voted 3-3 on the third iteration of Round 3 regulations; and

WHEREAS, notwithstanding the foregoing, the Court emphasized that it preferred the administrative remedy created by the FHA to a judicial one and hoped that COAH would be effective so that towns could comply once again through the administrative process created by the FHA; and

WHEREAS, the Court process proved to be far more expensive than the COAH process and was ill-suited for resolving comprehensive planning disputes over affordable housing matters; and

WHEREAS, the Round 3 process was a disaster with judges pressing municipalities to comply before even establishing the obligations with which they must comply; and

WHEREAS, ultimately, on March 8, 2018, after a 41-day trial in Mercer County, Judge Jacobson issued an opinion in which she set forth a fair share methodology; and

WHEREAS, in that trial and in various other instances throughout the state, FSHC took the position that the Statewide obligation should exceed 300,000 to be addressed between 2015 and 2025; and

WHEREAS, municipalities, through Dr. Robert Powell, presented evidence that, in a best case scenario, the State could only absorb less than 40,000 affordable units and thus argued that FSHC's calculations was not grounded in reality whatsoever; and

Resolution #R-2024-58 cont'd:

WHEREAS, the Court, having been constrained by the Supreme Court to prescriptively utilize a formula from 1993, ultimately concluded that the Statewide obligation to be constructed between 2015-2025 was roughly 153,000 units; and

The 354 Settlements with FSHC

WHEREAS, FSHC reports that it entered 354 settlements in Round 3; and

WHEREAS, many municipalities are reeling under the burden of satisfying their obligations under those settlements entered between 2015 and 2023; and

WHEREAS, many of those Round 3 settlements will result in development during the Round 4 period; and

WHEREAS, Round 4 is set to begin on July 1, 2025 and there is no comprehensive analysis on the impacts of the 354 Round 3 settlements and over-zoning described above; and

WHEREAS, indeed, the A4/S50 Bill fails to consider the impact from affordable housing projects that were approved during the Third Round, but are still not yet under construction, as said projects, as well as additional future projects, will impact legitimate public concerns like infrastructure, the environment, schools, traffic, parking, and open space; and

WHEREAS, the Round 3 process destroyed the balance achieved by the Fair Housing Act in 1985; and

A-4/S-50

WHEREAS, on December 19, 2023, against the above backdrop, the Housing Committee of the Assembly (a) unveiled the Legislation (A-4) – a detailed 69-page bill that the Chairwoman of the Housing Committee announced had been worked on for a long time; and (b) scheduled the bill for a vote at a hearing scheduled less than 24 hours later; and

WHEREAS, on December 19, 2023, the Administrative Office of the Courts wrote to the Legislature and made clear that it could not structure the bill in the manner set forth in the proposed legislation; and

WHEREAS, notwithstanding the foregoing, on December 20, 2023, the Housing Committee voted the bill out of the Committee and announced that the bill needed to be ready for signing by the Governor before the end of the lame duck session on January 8, 2024; and

WHEREAS, the perception that the Legislative designed was to adopt the bill before the public had an opportunity to review it and provide meaningful comment was as real as it was unmistakable; and

WHEREAS, consequently, the Legislature did not ram the bill through in the lame duck session; and

WHEREAS, instead, on January 29, 2024, the Housing Committee of the Assembly met to consider a new version of A-4 and voted to release it out of the Committee; and

WHEREAS, on February 8, 2024, as a result of comments, letters and resolutions challenging this new version of A-4, the Appropriations Committee of the Assembly announced a number of changes to the Bill; and

WHEREAS, one witness likened the summary presented to the public at the February 8, 2024 Appropriations meeting to that of an auctioneer; and

WHEREAS, the Appropriations Committee voted the bill out of the Committee at its February 8, 2024 meeting before the public had an opportunity to even see the changes, much less process their significance and comment on them; and

Resolution #R-2024-58 cont'd:

WHEREAS, the bill has been improved marginally as it has evolved from its initial version in December of 2023 to the current version voted out of the Appropriations Committee of the Assembly on February 8, 2024; and

WHEREAS, despite elimination of just some of the gross excesses of the prior version of the bill, the current bill released after the February 8, 2024 Appropriations Committee meeting is still severely flawed; and

WHEREAS, the Bill still creates a judicial entity made up of 3-7 retired Mount Laurel judges called “The Program”, which, unlike COAH, is not comprised of an equal number of municipal and housing representatives, and is not made up of an equal number of Republicans and Democrats, thereby depriving the citizens of our State of the carefully crafted COAH Board that included a diversity of interests and that was the centerpiece of the FHA adopted in 1985; and

WHEREAS, the Bill still does not require the promulgation of affordable housing obligations, or the adoption of substantive regulations, in a way that utilizes an open and transparent process that COAH used and that gave all interested parties an opportunity to comment and receive COAH’s response to their comments; and

WHEREAS, as detailed below, the bill creates a patently unreasonable responsibility on municipalities by imposing an obligation on them to create a realistic opportunity for satisfaction of a fair share that is itself unrealistic; and

WHEREAS, the current version still details the methodology to be used for determining the fair share numbers of municipalities in Round 4 and in subsequent rounds; and

WHEREAS, the current version still presumes that 40 percent of all new households will qualify as low or moderate; and

WHEREAS, the current version still calls for the determination of the prospective need by subtracting the number of households reported in the 2010 Decennial Census from the number of households reported in the 2020 Decennial Census and multiplying that figure by 40 percent; and

WHEREAS, we calculate the statewide need number to be 84,690 based upon the formula set forth in the bill; and

WHEREAS, the current version of the Bill calls for 84,690 to be adjusted by the number of conversions and demolitions; and

WHEREAS, the statewide fair share would be increased from 84,690 to 96,780, if we assume the same number of demolitions and conversions used by Judge Jacobson in her formula for Round 3 that will apply in Round 4; and

WHEREAS, we can estimate the obligation of each municipality if we assume that the same percentage of the regional need in Round 3 for each municipality applies in Round 4; and

WHEREAS, we have widely distributed our estimates and invited input after acknowledging that we have done the best we can to formulate estimates in very limited time; and

WHEREAS, other than an analysis of the allocation factors by an expert for the American Planning Association (Creigh Rahenkamp) who identified problems with the allocation factors, nobody has accepted our invitation to review and comment on our rough estimates; and

WHEREAS, to the contrary, the Executive Director of Fair Share Housing Center testified that he did not have a calculation of the fair share numbers; and

WHEREAS, more importantly, no committee of the Assembly or Senate has identified the fair share obligations municipalities should expect based upon the formula set forth in the bill; and

Resolution #R-2024-58 cont'd:

WHEREAS, the 96,780 fair share number estimated for Round 4 compares to the roughly 211,000 COs issued between 2010 and 2020; and

WHEREAS, the 96,780 fair share number divided by 211,000 COs equals roughly 46 percent (45.867 percent to be more precise); and

WHEREAS, all municipalities should be able to cure any violations of the prohibition against exclusionary zoning with inclusionary zoning; and

WHEREAS, traditional inclusionary zoning ordinances generally require no more than 20 percent of the units to be affordable; and

WHEREAS, it is mathematically impossible to satisfy a 46 percent problem with a 20 percent solution and, therefore, the number generated by the statutory formula is patently excessive; and

WHEREAS, while this mathematical error conceptually may have existed at COAH, COAH utilized its discretion to reduce the statewide number to roughly 5,000 units per year in Rounds 1-2 (or lower for prospective need in its attempted regulations in 2014); and

WHEREAS, in addition, COAH's Round 2 regulations had flexible standards, Regional Contribution Agreements (RCAs), an achievable bonus structure, waivers and other flexible standards to further mitigate the problem; and

WHEREAS, had COAH not mitigated the problem, it is likely that the regulations would have been challenged by municipalities; and

WHEREAS, as detailed below, the Bill still fails to account for the enormous burdens on municipalities to comply with their Round 3 obligations before imposing very substantial additional burdens on those 354 municipalities for Round 4; and

WHEREAS, a representative of FSHC testified that it has entered into 354 settlements and that it would furnish those settlements to the Housing Committee, which it has failed to do; and

WHEREAS, we have pressed FSHC to advise how much development will take place in Round 4 as a result of municipalities implementing the 354 settlements reached in Round 3; and

WHEREAS, Adam Gordon on behalf of FSHC has indicated he doesn't know the answer to this question and no committee of the Assembly or Senate has even hinted at what the answer might be; and

WHEREAS, the Bill requires municipalities to create a realistic opportunity for satisfaction of a fair share without taking into account how many affordable units can realistically be achieved through traditional inclusionary zoning (where generally one out of every five units must be affordable); and

WHEREAS, we also sought to ascertain how many affordable units could be realistically achieved through traditional inclusionary zoning by urging the Legislature to do a market study since the strength of the housing market will determine the number of market units that can reasonably be anticipated that are essential to generating one affordable unit for every four market units constructed; and

WHEREAS, the Legislature has not furnished a market study in response to our repeated emphasis on the need for one to ascertain how many affordable units could be realistically achieved through traditional inclusionary zoning; and

WHEREAS, as explained below, the bill dilutes the protections to which a municipality is currently entitled as it seeks to comply voluntarily and even after it secures approval of its affordable housing plan; and

Resolution #R-2024-58 cont'd:

WHEREAS, current laws preserve a municipality's immunity in the absence of proof that the municipality is "determined to be constitutionally noncompliant", the proposed bill does not give municipalities seeking to comply voluntarily the same measure of protection the Supreme Court deemed appropriate; and

WHEREAS A4/S50 subjects municipalities to litigation not only as they seek approval of their Housing Element and Fair Share Plans, but also even after they secure approval of those plans; and

WHEREAS, more specifically, A4/S50 provides municipalities a "compliance certification" if the municipality secures approval of its affordable housing plan; however, that certification does not prevent an interested party from "alleging that, despite the issuance of compliance certification, a municipality's fair share obligation, fair share plan, housing element, or ordinances implementing the fair share plan or housing element are in violation of the Mount Laurel doctrine"; and

WHEREAS, the Bill suffers from a myriad of additional flaws; and

WHEREAS, under current laws, a municipality would have a right to rely on the fair share number that COAH provides; however, under the new bill a municipality would only have a presumption of validity that the number the DCA provides to the municipality is appropriate and FSHC, a deep pocketed developer or any other interested party could seek to overcome that presumption through litigation; and

WHEREAS, the A4/S50 Bill replaces a straightforward system by which a municipality could secure bonus credits up to a 25 percent cap with a highly complicated system for securing bonuses with many conditions attached to various forms of bonus.; and

WHEREAS, the Legislature previously capped the fair share of any municipality down to 1,000 in recognition that any obligation above 1,000 would be "onerous"; A4/S50 applies the 1,000-unit cap only to a component of the municipality's fair share -- the prospective need -- and authorizes the imposition of an obligation that is onerous; and

WHEREAS, the A4/S50 Bill creates unfair requirements and ambiguity when it comes to the Vacant Land Adjustment process, which could lead to municipalities that lack sufficient vacant land being required to produce more affordable housing units than is practical; and

WHEREAS, the A4/S50 Bill includes many other provisions and changes to the FHA that are impractical and devoid of any consideration of the burdens created by the statute; and

WHEREAS, as a result of the facts set forth above, a bill that boasts of its effectiveness in reducing costs and litigation will clearly have the exact opposite effect; and

WHEREAS, in addition to all the concerns expressed above, a bill that so radically changes the affordable housing laws of our state still needs considerable work; and

WHEREAS, indeed, as the following facts demonstrate, the Legislature has yet to do the most fundamental due diligence before enacting a statute with such broad ramifications;

1. The Legislature has not and cannot inform the public of the fair share obligations the bill, if enacted, would impose on the public;
2. The Legislature has not and cannot inform the public of the obligations that municipalities will satisfy in Round 4 from the 354 settlements achieved in Round 3 before heaping substantial additional burdens on them for Round 4;
3. The Legislature has not and cannot inform the public of the number of affordable units that can realistically be achieved through traditional inclusionary zoning while imposing obligations on municipalities to create a realistic opportunity for a fair share that far exceeds any number a municipality can realistically achieve through inclusionary zoning; and

Resolution #R-2024-58 cont'd:

WHEREAS, as a result of the pronounced lack of due diligence, the bill will likely force taxes to increase dramatically and will foster serious overdevelopment creating unreasonable burdens on our schools, public services, roads, sewer, and water infrastructure; and

WHEREAS, the Legislature clearly can and should upgrade the affordable housing policies of our State; however, the current Version of A4 is not the answer and the most fundamental diligence can and should be exercised before adopting such a bill.

NOW, THEREFORE, BE IT RESOLVED, that for all of the above reasons, the Township Committee of the Township of Readington objects to and opposes Assembly Bill No. 4/Senate Bill No. 50, and requests that the bill be tabled, re-written and re-introduced in way that imposes achievable obligations and facilitates the ability of the municipality to satisfy its obligations.

A certified copy of this resolution shall be sent to the Legislators in the State Assembly and Senate representing our District immediately.

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

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

The following matters were added to the executive session agenda:

Contract Negotiations/ 520 Mountain Road

Mayor Mueller stated that this matter remains in Executive Session.

Attorney-Client Privilege / Verano

Mayor Mueller stated that this matter remains in Executive Session.

CONSENT AGENDA:

Mayor Mueller read the following statement:

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

1. * **APPROVAL OF MINUTES** of meetings of February 1, 2024, February 5, 2024 and February 6, 2024

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	3-01	\$ 63,028.12
SEWER UTILITY OP FUND	3-02	\$ 6,916.54
GENERAL	4-01	\$ 364,915.89
SEWER UTILITY OP FUND	4-02	\$ 3,259.53
GENERAL	G-01	\$ 2,379.00
OTHER TRUST	X-03	\$ 8,813.14
PAYROLL DEDUCTIONS	X-06	\$ 45,061.08
2021 CAP IMPROVEMENTS	X-21	\$ 9,837.52
TOTAL OF ALL FUNDS		\$ 504,210.82

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

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

There were no comments from the public.

PUBLIC HEARING

As it was after 7:45 p.m., A *MOTION* was made by Mr. Panico 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 Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Performance and Maintenance Guarantees - Ordinance #03-2024

ORDINANCE #03-2024

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

There were no comments

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

There were no comments.

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

Clerk read by Title:

An Ordinance Amending Chapter 148 of the Land Use Ordinance of the Township of Readington, County of Hunterdon and State of New Jersey Pertaining to Performance and Maintenance Guarantees - Ordinance #03-2024

ORDINANCE #03-2024

Mayor Mueller stated that since the Planning Board meeting was cancelled due to the snowstorm, the public hearing on this ordinance would be carried to March 4th to allow for the Planning Board to do their consistency review.

A ***MOTION*** was made by Mr. Panico 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 to Provide for the Acceptance of an Amendment to a Stream Corridor Conservation Easement Previously Dedicated on a Portion of Block 51.02, Lot 38 in the Township of Readington, County of Hunterdon and State of New Jersey - Ordinance #05-2024

Ordinance #05-2024

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

There were none.

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

There were none.

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

Clerk read by Title:

An Ordinance to Provide for the Acceptance of an Amendment to a Stream Corridor Conservation Easement Previously Dedicated on a Portion of Block 51.02, Lot 38 in the Township of Readington, County of Hunterdon and State of New Jersey - Ordinance #05-2024

Ordinance #05-2024

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

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

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

Clerk read by Title:

An Ordinance Authorizing the Acquisition of Certain Real Property known as Block 55, Lot 34 in the Township of Readington, Hunterdon County from James - Ordinance #06-2024

Ordinance #06-2024

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

There were none.

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

There were none.

A ***MOTION*** was made by Mr. Huelsebusch 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 Acquisition of Certain Real Property known as Block 55, Lot 34 in the Township of Readington, Hunterdon County from James - Ordinance #06-2024

Ordinance #06-2024

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

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

CORRESPONDENCE / OTHER INFORMATION

1. Memorandum dated February 8, 2024 from Danielle Monaghan, Environmental Commission secretary, regarding ***the Proposed Solberg Airport Expansion and Environmental Impact***. No action taken.
2. Letter dated February 6, 2024 from Jamie Hawn, Director of Rates & Regulatory, NJ American Water in the ***Matter of the Petition of New Jersey-American Water Company, Inc. for Approval to Change the Levels of its Purchased Water Adjustment Clauses and Purchase Wastewater Treatment Clause***. No action taken.
3. Memorandum dated February 9, 2024 from Jennifer Ader, Municipal Clerk, Township of Tewksbury, in ***the Matter of an Ordinance of the Township of Tewksbury, Hunterdon County, New Jersey Creating Article V, Development Review Procedures and Plat Details, Section 520. Green Development Checklist of the Development Regulations Ordinance***. No action taken.
4. Letter dated February 13, 2024 from Maggie Schmitt, Municipal Clerk, Township of Branchburg, in the ***Matter of an Ordinance Amending the Municipal Code of the Township of Branchburg, County of Somerset, State of New Jersey to Repeal Article VIII "Flood Plain Management" of Chapter LDO, "Land Development Ordinance" and to Adopt a New Article VIII "Flood Plain Management" of Chapter LDO "Land Development Ordinance" to Adopt Flood Hazard Maps, Designate a Floodplain Administrator, and Provide for Severability and an Effective Date***. No action taken.

5. Notice of Public Hearing from Elizabethtown Gas Company in *the Matter of the Petition of Elizabethtown Gas Company for Approval of New Energy Efficiency Programs and the Associated Cost Recovery Mechanism Pursuant to the Clean Energy Act and the Establishment of a Conservation Incentive Program*. No action taken.

OLD BUSINESS

1. *An Ordinance Amending Chapter 201 "Special Events" of the Code of the Township of Readington to Include Applications for Filming and to Provide Additional Regulations Governing Special Events Applications*

Deputy Mayor Panico provided a brief overview of the proposed changes to the ordinance.

Mr. Heller questioned if it was reviewed was the Planning Board. Mr. Albanese noted that any requests would come through as a special event permit application and would have to be reviewed by Fire, Code, Police and Zoning.

The Committee agreed to introduce the ordinance this evening and forward it to the Planning Board for review at their next meeting.

The following ordinance was offered for introduction:

AN ORDINANCE AMENDING CHAPTER 201 "SPECIAL EVENTS" OF THE CODE OF THE TOWNSHIP OF READINGTON TO INCLUDE APPLICATIONS FOR FILMING AND TO PROVIDE ADDITIONAL REGULATIONS GOVERNING SPECIAL EVENTS APPLICATIONS

ORDINANCE #07-2024

BE IT ORDAINED by the Township Committee of the Township of Readington in the County of Hunterdon, State of New Jersey, that the following amendments shall be made to Chapter 201 "Special Events" of the Township of Readington as follows (changes marked thus signify new language; changes marked ~~thus~~ signify deletions:

SECTION 1. Section 201.2 Permit required.

B. Definition of special event. An event shall also be considered a "special event" when it involves the closing of a public street; the blocking or restriction of public property; the sale of merchandise, food, or beverages on public property where otherwise prohibited by ordinance; certain filming events on public property as provided in Section 201-15 of this ordinance, the installation of a stage, band shell, trailer, van, portable building, grandstand, or bleachers on public property, or on private property where otherwise prohibited, the placement of portable toilets on public property or private property where otherwise prohibited, or placement of temporary "no parking" signs on a public right-of-way.

SECTION 2. Add the following new section to replace Section 201-7 "Miscellaneous Provisions"

Section 201-7 Permit Denials.

A. The Township Committee may deny an application for a special event if it reasonably determines that one or more of the below-listed conditions exists. Prior to any denial, the Township Committee or its designated representative, the Township Clerk, or Administrator, shall make reasonable efforts to consult with the applicant in an attempt to resolve issues of concern and/or find alternative ways to accommodate the applicant's needs:

(1) The proposed special event poses an unreasonable risk of personal injury or property damage to people or property not associated with the special event.

(2) The proposed special event poses an unreasonable risk of damage to public property.

(3) The proposed special event would unreasonably impede the free flow of vehicular or pedestrian traffic.

Ordinance #07-2024 cont'd:

(4) The location sought is not suitable because the proposed use cannot reasonably be accommodated in the proposed location.

(5) The applicant is unlikely to comply with the material terms of the requested permit.

(6) The proposed special event would endanger the public's health, safety, or welfare, or otherwise create a public nuisance.

(7) The proposed special event would unduly strain the Township's resources.

(8) Noncompliance with the provisions of this ordinance.

(9) This Township's or other municipalities' negative experience with the applicants' activities.

(10) The cast or crew's prior criminality.

(11) The date and time requested for a particular location conflicts with previously-issued permits or permissions for other special events, outdoor events, or other activities.

(12) Use of the location or the proposed activity at the location would violate a law, ordinance, statute, or regulation, regardless of whether the illegal activity is part of the message or content of the filming. A permit shall not be denied based upon the simulation of an illegal activity where the actual illegal activity is not being performed.

(13) The applicant, or property owner where the special event will take place, owes an outstanding debt to the Township.

(14) The applicant previously caused significant damage to public property and, at the time of submitting the application under consideration, failed to adequately repair the damage or pay in full the Township's invoice for damage repair and restoration of services.

(15) The applicant previously violated this ordinance, including without limitation by violating a material condition and/or restriction of a permit.

(16) The applicant made a material misrepresentation or gave incorrect material information on the application.

B. Where the Township, or its designated representative, the Township Clerk, or Administrator, reasonably determines that one or more of the conditions set forth exists and that the application should be denied, a written communication shall be sent to the applicant that includes the reason for the denial.

C. In the event that permission to perform a particular element of the special event is denied, the Township shall process the remainder of the application, and grant all other aspects of the application for which the requirements have been met.

SECTION 3. Current Sections 201-7 "Miscellaneous provisions" and up to and including Section 201-13 "When effective" shall be renumbered in consecutive numerical order.

SECTION 4. Add the following new section:

Section 201-15. Filming. The following additional provisions shall apply to applications for filming within the Township of Readington:

A. Definitions:

CREW. Actors, extras, crew and all other persons who will participate in the filming.

Ordinance #07-2024 cont'd:

FILMING. The taking of still or motion pictures, or any incidental activities in connection therewith, using film, videotape, webcam, digital recording medium, or similar recording equipment, for commercial, institutional or educational purposes, intended for viewing on television or in theaters, on the Internet, streaming, or broadcast over the radio, any portion of which occurs on public lands, or involves the characteristics of a special event as defined in Section 201-2 of this ordinance. Filming does not include activities performed as part of documenting current affairs; 2) producing newscasts; or 3) filming or broadcasting of limited duration, and intended for personal, documentary promotional purposes, conducted primarily or exclusively in the interior or immediate exterior of a residential dwelling that does not involve a movie studio or production company.

MAJOR MOTION PICTURE. Any film which is financed and/or distributed by a major motion picture studio, including but not limited to the following:

A. Universal Pictures.

B. Warner Brothers, including New Line Cinema, Castle Rock Cinema, Village Road Show, and Bel-Aire.

C. Paramount, including MTV Films and Nickelodeon Movie.

D. 20th Century Fox, including Fox Searchlight.

E. Sony/Columbia.

F. Disney/Miramax.

G. MGM/United Artists.

H. Dreamworks.

I. Any major streaming service, such as Netflix, Hulu, or Amazon Prime Video.

J. Any film for which the budget is at least \$5,000,000.

K. Recurrent weekly television series programming.

PUBLIC LANDS. For the purposes of this ordinance "public lands" includes any and every public street, highway, sidewalk or square, public park or playground or other public place within the Township which is within the jurisdiction and control of the Township.

B. Permit Required.

No person, firm or corporation shall film or permit filming or any activity in connection therewith within the Township of Readington on public land without first obtaining a permit from the Township in accordance with the procedural, review, approval, conditional, and enforcement provisions set forth in Section 201-3, et seq. of this Ordinance, and without providing all requested and applicable information. In addition to the information requested in 201-3, the applicant shall include the following information as part of application provided to the Township:

(1) The number of members of the filming crew.

(2) The estimated number and description of types of all vehicles to be used by the crew, including vehicles used for transportation.

(3) A description of sanitary arrangements to be made for crew and bystanders.

(4) A description of crowd control measures

(5) A description of cleanup methods to be used.

Ordinance #07-2024 cont'd:

(6) A description of any special electrical requirements and the methods of satisfying those requirements, including all electrical permits required.

(7) Whether or not there will be night-filming or broadcasting with the use of outdoor lighting where a residence exists within 150 feet from the location of an outdoor light.

(8) A description of any proposed temporary structure(s) that require(s) permitting by any local, county, state, or federal agency.

(9) Whether or not there will be use of pyrotechnics or other explosives, smoke effects, water effects or flame effects; display of real or artificial firearms, grenades or other weapons that would cause the public to fear violence; and if so, description of same.

(10) Description of any vehicle chases and/or vehicle crashes.

(11) Description of dangerous stunts that have reasonable likelihood of causing substantial personal injury, or use or large or any other equipment that has a reasonable likelihood of causing damage to public property.

(12) Use of wild animals controlled under federal, state, or county law and/or ordinances.

(13) Such information necessary to establish that the applicant can comply with the rules and regulations of the Chapter 201, etc.

(14) Proof of insurance coverage in the minimum amount: combined single limit liability limits of \$1,000,000 and aggregate coverage in the amount of \$2,000,000, unless a different amount is recommended by the Township's insurance agent due to the nature of the filming. The Township of Readington shall be named as an additional insured under the applicant's policy and, if on a County Road or State Highway, the County of Hunterdon and State of New Jersey shall also be named as an additional insured, as applicable in the amounts required by them, if different.

(15) Students filming for a school project shall provide photo ID and a letter from an appropriate school representative confirming that the project is being done in conjunction with a school-approved assignment.

C. Bond.

Prior to the issuance of the permit, the applicant shall post a cash bond in the amount of \$2000 to assure that the applicant has fully complied with all the terms and conditions of the permit and to reimburse the Township for property damage. The posting of the bond shall not be in lieu of providing liability insurance. The cash bond will be returned to the applicant, without interest, within 30 days after the applicant has notified the Township, in writing, that it has completed filming, unless the Township has unsatisfied claims against the applicant, in which case the Township will hold the bond, or a part thereof, until all claims against the applicant are satisfied.

D. Additional Regulations.

In addition to the conditions of the permit provided elsewhere in this Ordinance, the holder of a special events permit shall comply with the following:

(1) The permit holder shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic over public lands and shall comply with all lawful directives issued by the Township of Readington Police Department with respect thereto.

(2) The permit holder shall conduct filming in such a manner so as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise and park vehicles associated with the filming off of the public streets. The holder shall avoid any interference with previously scheduled activities upon public lands and limit to the extent possible any interference with normal public activity on such public lands.

Ordinance #07-2024 cont'd:

(3) The permit holder shall take all reasonable steps to minimize the creation and spread of debris and rubbish during filming and shall be responsible for removing all equipment, debris, and other rubbish from the filming location upon the completion of filming or the expiration of the permit, whichever comes first. The Township shall require the posting of a letter of credit, bond, or other performance guarantee in the amount of \$2,000 to cover possible costs incurred.

(4) Filming shall take place within the hours agreed upon by the Township and the film company, per the issued permit.

(5) Each film location shall have an off-duty Township of Readington police officer, or a police officer approved by the Readington Township Police Chief/Public Safety Director, at the film location, the cost of which shall be paid by the film company, unless the Police Chief/Public Safety Director determines that no officer is necessary.

(6) No public street in the Township may be closed without the express permission of the Readington Township Police Department and the Township Committee.

(7) In any inspections such as fire, electrical, building or plumbing are required, the costs shall be paid by the permit holder.

(8) If a permit is issued and, due to inclement weather or other good cause, filming does not in fact take place on the dates specified, the Municipal Clerk may, at the request of the applicant, issue a new permit for filming on other dates subject to full compliance with all other provisions of this chapter, and with notification to the Township Committee, Township Police Department and adjoining property owners.

E. Fees.

In addition to the fee provided in Sec. 201-4 of this Ordinance, and any other permit fees or fees for municipal services, the following shall apply:

A. Daily filming fee payable in addition to the basic filming permit when filming entirely on public property: \$200 per day.

B. Daily filming fee payable for a major motion picture when filming entirely on public property: \$1,000 per day.

C. Filming permit for nonprofit applicants filming for educational purposes, including student films (no daily rate required), provided no municipal services are required: \$25.00.

D. Filming on private property: no daily filming fee will be imposed.

SECTION 5. All other language not specifically changed by this ordinance amendment shall remain in full force and effect.

SECTION 6. The sections, subsections and provisions of this Ordinance may be renumbered as necessary or practical for codification purposes.

SECTION 7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 8. If the provision of any article, section, subsection, paragraph, subdivision, or clause of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such order or judgment shall not affect, impair, or invalidate the remainder of any such article, section, subsection, paragraph, subdivision, or clause and, to this end, the provisions of this ordinance are hereby declared to be severable.

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

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

The Public Hearing was scheduled for March 4, 2024.

2. Complete Streets Technical Assistance Program Application

The following resolution was offered for consideration:

#R-2024-60

Resolution by the Readington Township Committee Authorizing an Application to the Complete Streets Technical Assistance Program

WHEREAS, safe, convenient, accessible, equitable, healthy, and environmentally and economically beneficial transportation for all users is a priority of Readington Township, Hunterdon County, and

WHEREAS, Complete Streets is a means to provide a comprehensive, integrated, connected multi-modal network of transportation options through planning, design, construction, maintenance, and operation of new and retrofit transportation facilities along the entire right-of-way for all roadway users of all ages and abilities; and

WHEREAS, Complete Streets can provide many benefits, including:

- Improved safety for pedestrians, bicyclists, children, older citizens, non-drivers and the mobility challenged as well as those that cannot afford a car or choose to live car free,
- Improved access to employment, education, residential, recreation, retail centers and public facilities,
- Local economic vitality,
- Access to the health benefits of physical activity,
- Improved stormwater management, and
- Reductions in greenhouse gas emissions; and

WHEREAS, when streets are not complete, the negative impacts on public health, safety, equity, the economy and the environment are disproportionately borne by low-income and minority communities.

WHEREAS, through the North Jersey Transportation Planning Authority's FY2024 *Complete Streets Technical Assistance Program*, Sustainable Jersey will coordinate, and the Voorhees Transportation Center at Rutgers University will provide planning-level technical assistance services to municipalities for a specific project related to advancing a Complete Streets initiative in their communities; and

WHEREAS, although no direct funding is provided, selected municipalities will receive free direct technical assistance services to complete a specific task related to advancing a Complete Streets initiative in their communities.

THEREFORE, BE IT RESOLVED the Township Committee of Readington Township authorizes the Township Administrator to submit an application to the ***Complete Streets Technical Assistance Program*** to receive free direct technical assistance services to complete a specific task related to advancing Complete Streets, and also commits pertinent municipal staff to coordinate and collaborate with Sustainable Jersey, Voorhees Transportation Center and the North Jersey Transportation Planning Authority to support the successful and timely delivery of technical assistance services.

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

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

NEW BUSINESS

1. ***Application for Special Event Permit / Readington Brewery Egg Hunt***

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

2. ***Application for Special Event Permit / Rutgers Cycling and Automatic Lonely Hearts Round Valley Cycling Event***

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

3. ***Resolution for FY2024 Local Recreation Improvement Grant***

The Committee discussed the source for the remaining funding

The following resolution was offered for consideration:

#R-2024-61

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, the Township of Readington desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$84,180 for renovations to four park restrooms at Cornhuskers Park, Hillcrest Park, Pickell Park, and Summer Road Park. Renovations will include, but are not limited to professionally resurfaced floors, new plumbing and fixtures, painting walls, stalls, and ceilings.

BE IT THEREFORE RESOLVED,

- 1) That the Township of Readington does hereby authorize the application for such a grant; and,
- 2) Recognizes and accepts that the Department may offer a lesser or greater amount and therefore, upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement; and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Readington and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles, and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith.

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

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

4. ***Resolution Accepting Grant from the Department of Community Affairs for the Department of Public Works Facility***

The following resolution was offered for consideration:

#R-2024-59

RESOLUTION ACCEPTING DEPARTMENT OF COMMUNITY AFFAIRS GRANT

WHEREAS, the Township of Readington desires to apply for and obtain a grant from the New Jersey Department of Community Affairs for approximately \$1,000,000.00 to carry out the construction of a public works facility; and

NOW, THEREFORE BE IT RESOLVED, by the Township Committee of the Readington Township does hereby authorized the application for such a grant and recognizes and accepts that the Department of Community affairs may offer a lesser or greater amount and therefore upon receipt of the grant agreement from the New Jersey Department of Community Affairs, does further authorize the execution of any such grant agreement and also, upon receipt of the fully executed agreement from the Department, does further authorize the expenditure of funds pursuant to the terms of the agreement between the Township of Readington and the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that the persons whose names, titles and signatures appear below are authorized to sign the application and that they or their successors in said titles are authorized to sign the agreement and any other documents necessary in connection therewith:

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

5. ***Request for Financial Contribution to Support Hunterdon Land Trust in Goal of Land Preservation in Hunterdon County***

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

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

6. ***Request from Hunterdon County SWAT Commander to Utilize 24 River Road House for Training Exercise***

A ***MOTION*** was made by Panico to approve the request from the County, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

ADMINISTRATOR’S REPORT

Administrator Sheola stated that he had nothing further to report.

ATTORNEY’S REPORT

Attorney Corsini reported that he is working with Committeeman Huelsebusch on identifying certain property easements.

COMMITTEE REPORTS

JOHN ALBANESE

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

JONATHAN HELLER

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that there was an Open Space walk on the Lazy Brook Greenway this past weekend and they are looking to add additional walks. Mr. Huelsebusch also reported that there were some all-terrain vehicle (ATV) issues on trails that were handled by the police.

VINCENT PANICO

Mr. Panico reported that the Recreation Committee and the Planning Board will be meeting next week and they are working on the contract with the Public Safety Director.

ADAM MUELLER

Mayor Mueller reported that progress continues on the budget and the auditors will be in the Township this week. Mr. Mueller further commended the Department of Public Works for their work clearing the roads after the recent storms. Mayor Mueller added that deer season is over, and a report will be provided at a future meeting.

COMMENTS FROM THE PUBLIC

Jacqueline Hindle spoke about speed concerns on Dreahook Road.

Irene Novak, member of the Township Community Emergency Response Team (CERT), spoke to their reflective 911 house identification sign fundraiser.

COMMENTS FROM THE GOVERNING BODY

As there was no further business, **A *MOTION*** was made by Mr. Panico at 8:20 p.m. to adjourn the meeting, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Submitted by:

Ann Marie Lehberger, *RMC*
Deputy Municipal Clerk