

**READINGTON TOWNSHIP COMMITTEE
MEETING – March 3, 2025**

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

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

ALSO PRESENT: Administrator R. Sheola, Acting Municipal Clerk A. Lehberger and Attorney C. Corsini

ABSENT: Mr. J. Heller

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</u> <u>When Discussion Will</u> <u>Be Disclosed to Public</u>
Administration.....	Personnel	Certain information at the discretion of the Township Committee tonight shall remain confidential
Finance (CFO).....	Personnel.....	“ “ “
Clerk’s Office	Personnel	“ “ “
Planning & Zoning.....	Personnel.....	“ “ “
Department of Public Works	Personnel	“ “ “
Conditional Redevelopers Agreement ... (Pulte Homes)	Contract Negotiations.....	“ “ “
Amended Developers Agreement	Contract Negotiations.....	“ “ “
(Habitat for Humanity Block 21.12, Lots 25.01 & 25.02)		
Facilities Project.....	Contract Negotiations	“ “ “
Van Cleef Engineering	Contract Negotiations	“ “ “
(Survey and Wetlands Work Block 46 Lot 5.07)		

Van Cleef Engineering Contract Negotiations	“	“	“
(MS4 Stormwater GIS Mapping)			
Agricultural Maintenance Agreements ...Contract Negotiations	“	“	“
(DiGeronimo, Doyle, Guenther and Quick)			
Block 1 Lot 1 & Block 3 Lot 1..... ..Contract Negotiations	“	“	“
(SQ Properties LLC)			
Block 46 Lot 6Contract Negotiations	“	“	“
(Dowling-Volk)			
Block 93 Lot 2.....Contract Negotiations	“	“	“
(Torsillieri)			
Block 48 Lot 25..... Contract Negotiations	“	“	“
Professional Svs (Social Media)..... Contract Negotiations	“	“	“
Executive Session Minutes..... Attorney-Client Privilege.....	“	“	“
• February 18, 2025			
388 Readington Realty Holdings vs Township of Readington..... Potential Litigation.....	“	“	“
Affordable Housing.....Potential Litigation.....	“	“	“

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

The meeting reconvened at 7:30 p.m.

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

Executive Session:

A **MOTION** was made by Mr. Panico to amend the executive session agenda to add *Contract Negotiations / Animal Control Solutions*, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Personnel / Administration

The following resolution was offered for consideration:

#R-2025-61

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Readington Township entered into an employment Agreement with James Curry, Jr. on March 28th, 2024, for the position of Director of Public Safety, and

WHEREAS, that Agreement expires on February 28th, 2025, and

Resolution #R-2025-61 cont'd:

WHEREAS, James Curry, Jr. shall be appointed Acting Township Administrator effective April 1st, 2025,

NOW THEREFORE BE IT RESOLVED the Township Committee of Readington Township hereby agrees to extend the terms and conditions of the Director of Public Safety Agreement with James Curry, Jr., to expire on March 31st, 2025.

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

The following resolution was offered for consideration:

#R-2025-62

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Richard J. Sheola has tendered his resignation as Township Administrator, Qualified Purchasing Agent and Chief Financial Officer for Readington Township effective March 31, 2025; and

WHEREAS, the Township Committee has determined it is in the best interest of the Township to separate the positions; and

WHEREAS, after a series of resumes and interviews of candidates, the Township has selected James Curry, Jr to fill the role of Acting Administrator; and

NOW THEREFORE BE IT RESOLVED, that effective April 1, 2025 James Curry, Jr. is appointed Acting Township Administrator at a salary of \$160,000 per annum; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded James Curry, Jr. during his employment.

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

The following resolution was offered for consideration:

#R-2025-63

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Richard J. Sheola has tendered his resignation as Township Administrator, Qualified Purchasing Agent and Chief Financial Officer for Readington Township effective March 31, 2025; and

WHEREAS, the Township Committee has determined it is in the best interest of the Township to separate the positions; and

Resolution #R-2025-63 cont'd:

WHEREAS, after a series of resumes and interviews of candidates, the Township has determined to expand the scope of responsibility of Christina Schwartz; and

NOW THEREFORE BE IT RESOLVED, that effective March 3, 2025 Christina Schwartz. is appointed Director of Land Use and Development and Special Projects Coordinator at a salary of \$120,000 per annum; and

NOW THEREFORE BE IS FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Chrstitina Schwartz. during her employment.

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

Personnel / Finance (Chief Financial Officer)

The following resolution was offered for consideration:

#R-2025-64

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Richard J. Sheola has tendered his resignation as Township Administrator, Qualified Purchasing Agent and Chief Financial Officer for Readington Township effective March 31, 2025; and

WHEREAS, the Township Committee has determined it is in the best interest of the Township to separate the positions; and

WHEREAS, after a series of resumes and interviews of candidates, the Township has offered the Chief Financial Officer position to Alicia Noon and Alicia Noon has accepted the position; and

NOW THEREFORE BE IT RESOLVED, that effective March 3, 2025 Alicia Noon is appointed Chief Financial Officer at a salary of \$160,000 per annum contingent upon the passage of an amendment to the Salary Ordinance on March 17, 2025 and it is acknowledged there will be a \$5,000 increase in salary upon her designation as a Qualified Purchasing Agent; and

NOW THEREFORE BE IT FURTHER RESOLVED, that Alicia Noon's start date will be March 24, 2025 and her term of office will be as of January 1, 2025; and

NOW THEREFORE BE IT FURTHER RESOLVED, that Alicia Noon is afforded 15 vacation days per annum; and

NOW THEREFORE BE IT FURTHER RESOLVED that all provisions of the Township Personnel Policies shall be afforded Alicia Noon. during her employment.

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

Personnel / Clerks Office

The following resolution was offered for consideration:

#R-2025-65

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there exists a vacancy in the position of Deputy Clerk due to the promotion of Ann Marie Lehberger to Acting Municipal Clerk; and

WHEREAS, after due consideration, it is the recommendation of the Township Administrator to add the Deputy Clerk title to Danielle Monaghan while retaining her existing title of Confidential assistant to the Township Administrator; and

WHEREAS, the Township Administrator additionally recommends an adjustment to the annual compensation of Danielle Monaghan to \$70,000 and

NOW THEREFORE BE IT RESOLVED, that the Township Committee approves of the aforementioned recommendation and thereby makes this change effective March 3, 2025.

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

Personnel / Planning & Zoning

The following resolution was offered for consideration:

#R-2025-66

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, there exists a vacancy in the position of Land Use Administrator due to the promotion of Ann Marie Lehberger to Acting Municipal Clerk; and

WHEREAS, after due consideration, it is the recommendation of the Township Administrator to promote Sherri Russo to Land Use Administrator; and

WHEREAS, the Township Administrator additionally recommends an adjustment to the annual compensation of Sherri Russo to \$55,000 with an additional \$5,000 increase upon her certification as a Land Use Administrator; and

NOW THEREFORE BE IT RESOLVED, that the Township Committee approves of the aforementioned recommendation and thereby makes this change effective March 3, 2025.

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

Personnel/Department of Public Works

The following resolution was offered for consideration:

#R-2025-67

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, there exists a vacancy in the position of Crew Leader; and

WHEREAS, after interviews and due consideration, it is the recommendation of the Director of Public Works and the Township Administrator to promote Colby Hudecek to the position of Crew Leader with compensation in accordance with the current Teamster contract; and

NOW THEREFORE BE IT RESOLVED, that the Township Committee approves of the aforementioned recommendation and thereby makes this change effective March 3, 2025.

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

The following resolution was offered for consideration:

#R-2025-68

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, there exists an anticipated vacancy in the position of Mechanic; and

WHEREAS, after interviews and due consideration, it is the recommendation of the Director of Public Works and the Township Administrator to hire William Wallace to the position of Mechanic with compensation in accordance with the current Teamsters contract; and

NOW THEREFORE BE IT RESOLVED, that the Township Committee approves of the aforementioned recommendation and thereby makes this change effective March 3, 2025.

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

Contract Negotiations / Conditional Redevelopers Agreement (Pulte Homes)

The following resolution was offered for consideration:

#R-2025-69

RESOLUTION OF THE TOWNSHIP OF READINGTON, IN THE COUNTY OF HUNTERDON, NEW JERSEY, NAMING A CONDITIONAL REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 36, LOT 4 ON THE OFFICIAL TAX MAPS OF THE TOWNSHIP AND AUTHORIZING THE EXECUTION OF A CONDITIONAL REDEVELOPER'S AGREEMENT WITH RESPECT THERETO

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on August 5, 2019, the Township Committee (the "**Township Committee**") of the Township of Readington (the "**Township**"), adopted Resolution No. R-2019-83 directing the Township Planning Board (the "**Planning Board**") to undertake an investigation to: (i) determine whether all or a portion of certain property identified on the tax maps of the Township as Block 36, Lots 4, 5, 5.02 and 5.04 constitutes a non-condemnation area in need of redevelopment; and (ii) determine whether all or a portion of certain property identified on the tax maps of the Township as Block 36, Lots 65 and 66 constitutes a condemnation "area in need of redevelopment" (the properties described in (i) hereof only, the "**Study Area**") pursuant to the Redevelopment Law; and

WHEREAS, the Township Committee caused Clarke Caton Hintz (the "**Planning Consultant**") to conduct an investigation to determine whether the Study Area should be designated an area in need of redevelopment; and

WHEREAS, the Planning Board received a report setting forth the basis for the investigation and a map depicting the Study Area prepared by the Planning Consultant on November 5, 2019, entitled, "Preliminary Investigation of an Area in Need of Redevelopment (Condemnation-Eligible) for Block 36" and modified as of December 9, 2019 concerning the determination of the Study Area as an area in need of redevelopment (the "**Report**"); and

WHEREAS, the Redevelopment Law requires the Planning Board to conduct a public hearing prior to making its recommendation to the Township Committee as to whether the Study Area should be designated as a non-condemnation area in need of redevelopment, at which hearing the Planning Board shall hear all persons who are interested in or would be affected by a determination that the Study Area is an area in need of redevelopment; and

WHEREAS, on December 9, 2019, the Planning Board held a duly noticed public meeting at which the Planning Board reviewed the Report, heard testimony from representatives of the Planning Consultant, and conducted a public hearing during which all persons who were interested in or would be affected by a determination regarding the Study Area the opportunity to be heard; and

WHEREAS, the Planning Consultant concluded in the Report and testified to the Planning Board on December 9, 2019 that the Study Area satisfies the criterion for a redevelopment area designation as set forth in the Redevelopment Law pursuant to *N.J.S.A. 40A:12A-5*; and

WHEREAS, after the conclusion of the public hearing described above, the Planning Board adopted a resolution accepting and adopting the recommendation contained in the Report, and recommending that the Study Area be declared a non-condemnation area in need of redevelopment, in accordance with the Redevelopment Law, for the reasons set forth in the Report; and

WHEREAS, on January 13, 2020, the Planning Board adopted Resolution No. 2019-12 memorializing its recommendation that the Study Area be designated as a non-condemnation area in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, on March 1, 2021, the Township Committee adopted Resolution No. R-2021-49, designating the Study Area, among others, as a non-condemnation "area in need of redevelopment" (the "**Redevelopment Area**") in accordance with Redevelopment Law; and

Resolution #R-2025-69 cont'd:

WHEREAS, at the direction of the Township, the Planning Consultant prepared a redevelopment plan for, among other properties, the Redevelopment Area, entitled “Block 36 Redevelopment Plan” (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

WHEREAS, on January 18, 2022, the Township Committee adopted a resolution referring the Redevelopment Plan to the Planning Board for review and recommendations, pursuant to *N.J.S.A. 40A:12A-7(e)*; and

WHEREAS, after due consideration of the Redevelopment Plan at a duly noticed and constituted public meeting held on January 31, 2022, the Planning Board reviewed the proposed Redevelopment Plan and, after extensive discussion, the Planning Board found that the Redevelopment Plan is consistent with the Township’s Master Plan and Master Plan Reexamination; and

WHEREAS, on March 7, 2022, the Township Committee adopted Ordinance #05-2022 approving the Redevelopment Plan; and

WHEREAS, the Township has determined to act as the “redevelopment entity” for the Redevelopment Area; and

WHEREAS, Pulte Homes of NJ, Limited Partnership (“**Pulte Homes**”) is the contract purchaser of a portion of the Redevelopment Area constituting Block 36, Lot 4 on the official tax maps of the Township (the “**Project Site**”); and

WHEREAS, the Redevelopment Law authorizes the redevelopment entity to arrange or contract for the planning, construction, or undertaking of any development project or redevelopment work in an area designated as an “area in need of redevelopment” pursuant to *N.J.S.A. 40A:12A-8*; and

WHEREAS, Pulte Homes proposes to redevelop the Project Site by constructing thereon a multi-family, for sale, residential townhouse development, consisting of approximately 150 units, including approximately 117 market-rate residential townhouses and approximately 33 residential townhouses affordable to persons of low and moderate incomes, approximately 481 parking spaces, including approximately 409 garage and driveway spaces and approximately 72 surface spaces, and any other on- or off-site improvements as may be agreed to amongst the Parties, all in accordance with the Redevelopment Plan (the “**Redevelopment Project**”); and

WHEREAS, Pulte Homes is a developer with resources and a team of experts in planning, redevelopment, law, engineering, environmental issues, architecture, design, finance, and real estate development with experience suitable for the proposed redevelopment of the Project Site; and

WHEREAS, the Settlement Agreement dated July 2019 between the Township and Fair Share Housing Center, required the Township to rezone the Project Site to provide for up to 33 residential family units affordable to very low, low and moderate income households, in satisfaction of the Township’s “Round 3” affordable housing obligation; and

WHEREAS, the Township wishes to designate Pulte Homes as the conditional redeveloper of the Redevelopment Area (the “**Conditional Redeveloper**”); and

WHEREAS, the Township wishes to authorize the execution of a conditional redeveloper’s agreement with the Conditional Redeveloper (in the form set forth on file in the office of the Township Clerk and available for public inspection, the “**Conditional Redeveloper’s Agreement**”) in furtherance of this resolution.

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.

Resolution #R-2025-69 cont'd:

Section 2. Pulte Homes of NJ, Limited Partnership, is hereby designated as the “conditional redeveloper” of the Redevelopment Area pending the execution of a redevelopment agreement with the Township and satisfaction of the obligations set forth in the Conditional Redeveloper's Agreement.

Section 3. The Mayor of the Township is hereby authorized and directed to execute the Conditional Redeveloper’s Agreement, in the form set forth on file in the office of the Township Clerk and available for public inspection, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Township's redevelopment counsel, general counsel, planner and other professionals. Upon execution, the Mayor is hereby authorized to deliver the Conditional Redeveloper’s Agreement to the other party thereto.

Section 4. The Mayor is hereby further authorized and directed to execute any and all documents, instruments and agreements, and to undertake any and all action reasonably necessary to effectuate the terms of the Conditional Redeveloper’s Agreement and the transaction contemplated thereby.

Section 5. If any part of this resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this resolution.

Section 6. A copy of this resolution shall be available for public inspection at the offices of the Township Clerk.

Section 7. 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. Huelsebusch	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

Contract Negotiations/ Amended Developers Agreement Habitat for Humanity - Block 21.12, Lots 25.01 and 25.02 (17A and 17B James Street)

A MOTION was made by Mr. Panico to approve the amended developers agreement for Habitat for Humanity, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

Contract Negotiations / Facilities Project

A MOTION was made by Mr. Panico to approve the proposal from Clarke Caton Hintz for a Municipal Complex Plan in an amount not to exceed \$22,400, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

A MOTION was made by Mr. Panico to approve the proposal Princeton Hydro for DEP services in an amount not to exceed \$5,000, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

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

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Van Cleef Engineering (MS4 Stormwater GIS Mapping)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Agricultural Maintenance Agreement

- ~ DiGeronimo
- ~ Doyle
- ~ Guenther
- ~ Quick

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Block 1, Lot 1 and Block 3, Lot 1 (SQ Properties LLC)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Block 46, Lot 6 (Dowling-Volk)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Block 93, Lot 2 (Torsilieri)

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations/Block 48 Lot 25

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations / Professional Services / Social Media Management

The following resolution was offered for consideration:

#R-2025-70

***TOWNSHIP OF READINGTON
RESOLUTION***

WHEREAS, there exists a need in the Township of Readington for Professional Services; and

WHEREAS, the Local Public Contract Law (*N.J.S.A. 40A:11-1 et seq.*) requires that the Resolution hiring a professional for professional services without competitive bids must be publicly advertised.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Readington as follows:

1. That the following contract has been awarded without competitive bidding as a "Professional Service" in accordance with *N.J.S.A. 40A:11-5(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession:

Resolution #R-2025-70 cont'd:

- Point Consulting LLC. to represent the Township as Social Media Management at a monthly rate of \$1,400.
- 2. Said contract shall expire on December 31, 2025.
- 3. Copies of this Professional Service Contract are on file with the Municipal Clerk and are available there for public inspection.
- 4. 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	-Nay
Mr. Huelsebusch	- Aye
Mr. Panico	- Aye
Mayor Mueller	- Aye

Attorney-Client Privilege / Executive Session Minutes / February 18, 2025

A ***MOTION*** was made by Mr. Panico to approve the Executive Session Minutes of February 18, 2025 for content only, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

Potential Litigation / Affordable Housing

Mayor Mueller stated that this matter remains in Executive Session.

Potential Litigation/388 Readington Realty Holdings vs Township of Readington

Mayor Mueller stated that this matter remains in Executive Session.

Contract Negotiations/ Animal Control Solutions

Mayor Mueller stated that this matter will be addressed under Old Business.

PRESENTATION OF POLICE AWARDS

Administrator Sheola presented awards to officers in the Readington Township Police Department.

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.*

Mayor Mueller requested to remove *Item #2* from the Consent Agenda.

1. * **APPROVAL OF MINUTES** of meeting of February 18, 2025
2. * **Request for Refund of Sewer Application Fee and Escrow Fee / Block 36, Lots 5, 5.0 & 5.04 (Kaplan-Camelot at Readington Urban Renewal LLC)**
3. * **Top Line 2024 Road Improvement Project/Release of Liens/Final Payment**
4. * **Pulaski Road Section 2/Release of Liens/Final Payment**

5. ***Payment of Bills** – (Complete bill list is on file in Clerk’s Office)

<u>Fund Description</u>	<u>Fund No.</u>	<u>Received Total</u>
GENERAL	4-01	\$ 137,826.64
SEWER UTILITY OP FUND	4-02	\$ 60,266.85
GENERAL	5-01	\$ 23,543,823.41
SEWER UTILITY OP FUND	5-02	\$ 281,538.41
GENERAL	G-01	\$ 9,589.11
OTHER TRUST	X-03	\$ 1,289,047.51
PAYROLL DEDUCTIONS	X-06	\$ 1,241,368.78
TOTAL OF ALL FUNDS		\$ 26,563,460.71

A **MOTION** was made by Mr. Panico to approve the Consent Agenda (with the removal of item #2), seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

COMMENTS FROM THE PUBLIC for items listed on the agenda only

Pat Fisher Olsen spoke to the upcoming deadline for the Historic Preservation Grant Award for Taylor’s Mill.

CORRESPONDENCE / OTHER INFORMATION

There was none.

OLD BUSINESS

1. **Resolution Authorizing the Award of Animal Control Solutions for Animal Control**

The following resolution was offered for consideration:

#R-2025-71

RESOLUTION AUTHORIZING THE AWARD OF ANIMAL CONTROL SOLUTIONS FOR ANIMAL CONTROL SERVICES

WHEREAS, the Governing Body of the Township of Readington wishes to award Animal Control Solutions having offices located at PO Box 2493, Flemington, NJ 08822 , animal control services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk’s Office.

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

1. Animal Control Solutions having offices located at PO Box 2493, Flemington, NJ 08822 is hereby awarded animal control services for the Township of Readington for the period of January 1, 2025 through December 31, 2025 at a fee set forth in the Agreement, a copy of which is available in the Township Clerk’s Office.
2. That the following contract has been awarded through the fair and open process as a "Professional Service" in accordance with *N.J.S.A. 40A:11-6(1) (a)* of the Local Public Contract Law because the services rendered or to be performed are by persons authorized by law to practice their profession.
3. 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. Huelsebusch - Aye
Mr. Panico - Aye
Mayor Mueller - Aye

2. ***Use of Open Space / Historic Preservation Funding***

Administrator Sheola confirmed that he received a list from Historic Preservation/Museums with the work that needs to be done in priority order. It was noted that new price quotes are needed.

NEW BUSINESS

1. ***Acceptance of Performance Bond / Conifer - Apartments at Three Bridges (Major Site Plan - Block 81, Lot 1)***

The following resolution was offered for consideration:

#R-2025-72

**TOWNSHIP OF READINGTON
RESOLUTION**

WHEREAS, Apartments at Three Bridges Holdings, LLC (the "Redeveloper") is posting a performance guarantee to ensure proper construction of an 80-unit 100% affordable housing rental project with various site improvements, including parking spaces, stormwater facilities, landscaping, curbing, and paving (the "Project") on property located at 702 US Highway Route 202 and designated on the Readington Township tax maps as Block 81, Lot 1 (the "Property"); and

WHEREAS, the posting of the bond is as a condition of the Redeveloper's Preliminary and Final Major Site Plan with Bulk Variance Approval granted by the Planning Board by Resolution No. 2024-03 memorialized on July 30, 2024 (the "Board Approval") and is being posted in accordance with the requirements of the Township for the development of said Property; and

WHEREAS, the Planning Board Engineer has computed the amount of the performance guarantee required to be posted by the Redeveloper with the Township of Readington in accordance with the aforementioned Board Approval; and

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington does hereby authorize the following action:

1. The Township Committee hereby accepts the following performance guarantee posted by the Redeveloper with the Township of Readington in accordance with the Board Approval granted by the Readington Township Planning Board and the Planning Board Engineer's Performance Guarantee Estimate dated 4/12/22:
 - a. Performance Bond No. 2341233 in the amount of \$145,343.16 issued by Swiss Re Corporate Solutions America Insurance Corporation, representing 90% of the performance guarantee
 - b. Check No. 853898 in the amount of \$16,149.24 representing 10% of the performance guarantee.
2. The Township Clerk is hereby directed to forward a duly certified copy of this Resolution to the following:
 - a. Engineering Department

Resolution #R-2025-72 cont'd:

- b. Guarantees Coordinator
- c. Chief Financial Officer
- d. Apartments at Three Bridges Holdings, LLC

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

2. Request for Waiver of Late Fee for Tax Payment / The Estate of Natalie Whiting

The Committee discussed tabling this item and have the Township Attorney review the Township ordinances regarding the waiving of payments.

A **MOTION** was made by Mr. Panico to table the motion, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

A **MOTION** was made by Mr. Panico to table the item, seconded by Mr. Huelsebusch with a vote of ayes all, nays none recorded.

3. Preserve New Jersey Historic Preservation Fund Grant Award / Taylor's Mill

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

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

4. Transfer of 2024 Reserve Appropriations

The following resolution was offered for consideration:

**#R-2025-73
TOWNSHIP OF READINGTON**

RESOLUTION TO AUTHORIZE BUDGET APPROPRIATION TRANSFERS

WHEREAS, certain transfers of funds for various 2024 budget appropriations are necessary to cover anticipated expenditures; and

WHEREAS, N.J.S.A. 40A:4-58 provides for transfer of appropriations with an excess over and above the amount deemed necessary to fulfil their purposes to those appropriations deemed to be insufficient; and

WHEREAS, the appropriations subject to fund transfers hereby are not within those restricted by N.J.S.A. 40A:4-58 for transfer purposes.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Readington that the Chief Financial Officer shall and is hereby authorized to make transfers between appropriation accounts of the 2024 Municipal Budget as follows:

Resolution #R-2025-73 cont'd:

Current Fund	FROM	TO
Gasoline	1,700.00	
Court – O/E	300.00	
Prosecutor		300.00
Natural Gas		1,700.00
TOTAL	\$2,000.00	\$2,000.00

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

5. Approval for Dedication by Rider (Storm Trust)

The following resolution was offered for consideration:

#R-2025-74

**TOWNSHIP OF READINGTON
 RESOLUTION**

**A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY
 RIDER FOR STORM RECOVERY TRUST FUNDS
 REQUIRED BY PL 2013, C 271 – NJS 40A:4-62.1**

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonably accurate estimates in advance; and'

WHEREAS, insert **NJS 40A:4-62.1** provides for receipt of **Storm Recovery Trust Funds** by the municipality to provide for the operating costs to administer this act; and,

WHEREAS, N.J.S.A. 40A:4-39 provides the dedicated revenues anticipated from the **Storm Recovery Trust Fund** are hereby anticipated as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or other legal requirement:

NOW, THEREFORE, BE IT RESOLVED, by the Governing Body of the **Township of Readington** County of Hunterdon, New Jersey as follows:

- 1.** The Governing Body does hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the **Storm Recovery Trust Funds**
- 2.** The Clerk of the **Township of Readington**, County of Hunterdon is hereby directed to forward two certified copies of this Resolution to the Director of the Division of Local Government 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. Huelsebusch - Aye
Mr. Panico - Aye
Mayor Mueller - Aye

6. **Temporary Emergency Budget 2025**

The following resolution was offered for consideration:

#R-2025-75

Resolution Authorizing Emergency Temporary Appropriations Prior to Adoption of 2025 Budget

WHEREAS, the 2025 Budget has not been adopted and additional appropriations are required in order to provide Township services until the 2025 Budget is adopted; and

WHEREAS, N.J.S.A. 40A:4-20 of the Local Budget Law authorizes the governing body by resolution adopted by a 2/3 vote of the full membership thereof to make emergency temporary appropriations for any purposes for which appropriations may lawfully be made for the period between the beginning of the current fiscal year and the date of the adoption of the budget for said year.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Readington in the County of Hunterdon, New Jersey, that the following emergency temporary appropriations be made for the year 2025:

<u>Account</u>	<u>Adopted Temporary</u>	<u>Amended Temporary</u>
Snow Removal	\$10,000	\$125,000
Natural Gas	\$0	\$ 20,000

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

7. **Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank**

The following ordinance was offered for introduction:

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

Ordinance #06-2025

WHEREAS, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget up to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

Ordinance #06-2025 cont'd:

WHEREAS, the Township Committee of the Township of Readington in the County of Hunterdon finds it advisable and necessary to increase its CY 2025 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee of the Township of Readington hereby determines that a 3.5 % increase in the budget for said year, amounting to \$647,360.35 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS the Township Committee of the Township of Readington hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Readington, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2025 budget year, the final appropriations of the Township of Readington shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$647,603.35, and that the CY 2025 municipal budget for the Township of Readington be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

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

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

The Public Hearing was scheduled for March 17, 2025 at 7:45 p.m.

8. **Special Event Permit Application / La Finca NJ (Bulls & Beer)**

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

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

9. **Special Event Permit Application / Team Somerset Cycling Club (Somerset Circuit Time Trials)**

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

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

10. *NJ State Firefighter's Association Application for Membership (William Landrieu)*

Mayor Mueller commended William on volunteering his time to the Township community.

A **MOTION** was made by Mr. Panico to approve the NJ State Firefighter's Association application for membership, seconded by Mr. Huelsebusch and on Roll Call vote the following was recorded:

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

11. ** Request for Refund of Sewer Application Fee and Escrow Fee / Block 36, Lots 5, 5.04 (Kaplan-Camelot at Readington Urban Renewal LLC)*

This matter was addressed under the Consent Agenda.

12. **Top Line 2024 Road Improvement Project/Release of Liens/Final Payment*

This matter was addressed under the Consent Agenda.

13. **Pulaski Road Section 2/Release of Liens/Final Payment*

This matter was addressed under the Consent Agenda.

ADMINISTRATOR'S REPORT

Administrator Sheola stated that he had nothing further to report.

ATTORNEY'S REPORT

Attorney Corsini stated that he had nothing further to report.

ENGINEERS REPORT

Engineer O'Brien reported that he will be having a preconstruction meeting on the Harriet's Mobile Park project this week and the Apartments at Three Bridges will be starting to work on Wednesday. He also spoke to the County resurfacing project from Route 523 to Route 637 and requested that the traffic safety committee speak with the County regarding installing a crosswalk that was recommended by the police department for the school at Roosevelt Ave.

COMMITTEE REPORTS

JOHN ALBANESE

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

JUERGEN HUELSEBUSCH

Mr. Huelsebusch reported that there will be an upcoming traffic safety meeting to discuss speed on Route 202 and also that the SADC (State Agriculture Development Association) will be issuing new guidelines regarding appraisals for farmland.

ADAM MUELLER

Mayor Mueller reported that a prescribed burn was done last week on two of the open space properties in conjunction with the State Forest Fire Service.

VINCENT PANICO

Deputy Mayor Panico reported on upcoming museum events and spoke to the success of the Community Outreach Team that has been doing an outstanding servicing the community.

COMMENTS FROM THE PUBLIC

Pat Fisher Olsen, Chair of the Historic Preservation Commission reminded the Committee that any of the Township historic buildings that are on the National State Register must receive approval from the State Historic Preservation office for any work being done on the building. She also spoke to a property listed under executive session that is also in a state historic district.

Rene Rao, Chair of the Museums Committee confirmed that any work done on the porch at Bowman Stickney must be done by a state approved contractor but stated that work on the guesthouse may be able to be done by alternate contractors.

Anne Owen spoke to the volunteer work of the RTA (Readington Trail Association) on the trails Over the past years and thanked the Department of Public Works for their help in keeping the trails well maintained.

COMMENTS FROM THE GOVERNING BODY

Administrator Sheola gave an update on the budget process. The Committee agreed to have a budget meeting on Thursday March 13th at 6:00 p.m.

As there was no further business, **A MOTION** was made by Mr. Panico at 8:35 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*
Acting Municipal Clerk