

**MINUTES OF THE WARREN TOWNSHIP COMMITTEE
JULY 18, 2013**

REGULAR MEETING

The Township Committee of the Township of Warren, County of Somerset, State of New Jersey, convened in Public Session on Thursday, July 18, 2013 at 6:30 p.m. in the Susie B. Boyce Meeting Room, 44 Mountain Boulevard, Warren, New Jersey.

Mayor Sordillo read the following notice:

“In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 7, 2013 by sending written notices to the Echoes Sentinel and Courier News, posting on the Bulletin Board in the Municipal Building and filing with the Township Clerk”.

“This meeting is to be taped for broadcast on the Access Channel and everyone is required to comply with the policies and procedures governing access programming for the Access Channel. No mention of political affiliation or political advertising shall take place at this meeting or it will be deleted from any rebroadcast of the meeting.”

On call of the roll, the following Committee members were present:

Mr. Lazo
Mr. Marion
Mr. DiNardo
Mrs. Garafola
Mayor Sordillo

Also Present: Mark M. Krane, Township Administrator
 Patricia A. DiRocco, Township Clerk
 Jeffrey Lehrer, Township Attorney
 Lisa Fittapaldi, Special Counsel

Mr. Lazo introduced and read resolution No. 2013-151, seconded by Mr. Marion and carried by unanimous voice vote.

WHEREAS, the Open Public Meetings Act, P.L.1975 Chapter 231 permits the exclusion of the public from meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist;
and

July 18, 2013

WHEREAS, the Governing Body wishes to discuss:

Contract Negotiations: CWA Contract; Somerset County Park Plan;
Potential Property Acquisition: Block 5, Lot 4 and Block 6, Lot 1

WHEREAS, when and if the matters discussed become public record, this will be made known to the public at that time;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Warren, that the public is excluded from this Meeting;

FURTHER RESOLVED, that formal action may be taken upon reconvening to Public Session.

The meeting convened in Executive Session at 6:30 p.m.

The meeting reconvened to Public Session at 7:02 p.m.

Mayor Sordillo led all in the Pledge of Allegiance.

Mr. Reeder, Sewerage Authority Chairman, presented a bonding plan to the governing body, as approval is needed for the Sewerage Authority to issue bonds. The proposed bonding in the amount of \$7 million would be for repairs to Sewerage plants, replacement of pumping stations, re-financing of current bonds for a lower rate and sewer extensions to include additional homes. Mr. Krane noted that homeowners would be required to pay connection fees and Mrs. Garafola noted that it will cost the homeowner to run the line from the house to the curb. The governing agreed to allow the Sewerage Authority to proceed with the bonding.

Mr. Lazo introduced Ordinance No. 13-16 by title for second reading and read the following:

**AUTHORIZING ACCEPTING DONATION OF LAND - BLOCK 97 LOT 38
FROM KEYE JIN AND CINDY SHI TO THE TOWNSHIP OF WARREN**

Mayor Sordillo opened the Public Hearing on this ordinance. No one wished to speak and the Public Hearing was closed.

On motion of Mr. Lazo, second of Mr. Marion, Ordinance No. 13-16 was adopted. The roll call vote was unanimous.

July 18, 2013

Mr. DiNardo introduced Ordinance No. 13-17 by title for second reading and read the following:

AUTHORIZING ACCEPTING DONATION OF LAND - BLOCK 163 LOT 3.01 FROM EDWARD J. CORALLO TO THE TOWNSHIP OF WARREN

Mayor Sordillo opened the Public Hearing on this ordinance. No one wished to speak and the Public Hearing was closed.

On motion of Mr. DiNardo, second of Mrs. Garafola, Ordinance No. 13-17 was adopted. The roll call vote was unanimous.

On motion of Mr. Lazo, second of Mrs. Garafola, the Regular and Executive Session minutes of June 13, 2013 were approved. The roll call vote was unanimous.

Mr. Marion stated that the Recreation Commission has created a Newsletter and encouraged all to read it on the website.

Mr. Lazo noted that the Utility Committee has a member that has a business relationship with Rutgers. An application was planned for i-phones and droids to help residents stay informed. Mr. Krane stated that there are long term benefits and this could be tied into the GIS. Mr. Krane also noted the complaint process, which is now on-line.

Mayor Sordillo opened the Comments on Agenda Items portion of the meeting.

Mr. Lakatos, Horseshoe Road, commented that there is a new issue at every meeting that involves spending money. Mayor Sordillo stated that, regarding the Sewerage Authority's request to issue bonds, maintenance and repair of plants sub-stations are very important.

As no one else wished to speak, the Comments portion was closed.

Mrs. Garafola introduced and read Resolution No. 2013-152 for the payment of bills, seconded by Mr. DiNardo. The roll call vote was unanimous.

Resolution No. 2013-152 is appended to the official minutes.

On motion of Mr. Marion, second of Mr. Mrs. Garafola, the following Consent Agenda Resolutions were approved, carried by unanimous roll call vote:

July 18, 2013

- 2013-153 RELEASE OF SEASONAL PERFORMANCE BOND - VANTAGE CONSTRUCTION INC.
- 2013-154 APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE STATE OF NEW JERSEY TO WARREN TOWNSHIP IN THE SUM OF \$580.52
- 2013-155 RELEASE OF PERFORMANCE BOND - STREET OPENING PERMIT #2012-52
- 2013-156 CANCELING UNEXPENDED BALANCE IN ORDINANCE NO. 09-26
- 2013-157 CANCELING UNEXPENDED BALANCE IN ORDINANCE NO. 10-17
- 2013-158 CANCELING UNEXPENDED BALANCE IN ORDINANCE NO. 10-16
- 2013-159 CANCELING UNEXPENDED BALANCE IN ORDINANCE NO. 10-21
- 2013-160 CANCELING UNEXPENDED BALANCE IN ORDINANCE NO. 11-05
- 2013-161 AUTHORIZING SIGNING OF A PARTICIPATION AGREEMENT FOR PURCHASE OF ELECTRICITY THROUGH MIDDLESEX REGIONAL EDUCATIONAL SERVICES COMMISSION (MRESC) UTILIZING THE COOPERATIVE PRICING SYSTEM
- 2013-162 AUTHORIZING THE MAYOR TO EXECUTE THE "SECOND" COAH CERTIFICATION RELATIVE TO WARREN TOWNSHIP'S AFFORDABLE HOUSING TRUST FUND
- 2013-163 AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY TO ENTER INTO STIPULATIONS OF SETTLEMENTS RELATIVE TO THE TAX APPEAL DOCKET NOS. 011388-2012, 003787-2013 AND DOCKET NO. 003785-2013
- 2013-164 AUTHORIZING CHANGE ORDER #1 FOR KIRCH FORD TERRILL HOUSE STRUCTURAL STABILIZATION & WINDOW RESTORATION
- 2013-165 AWARD OF CONTRACT TO MAGIC TOUCH CONSTRUCTION CO. INC. FOR PLUMBING SERVICES FOR TOWNSHIP OWNED/LEASED BUILDINGS & PROPERTY
- 2013-166 AWARD OF CONTRACT TO POWER PLACE INC, UTILIZING MRESC COOPERATIVE PRICING SYSTEM, FOR PURCHASE OF A JOHN DEERE UTILITY VEHICLE WITH PLOW

- 2013-167 AWARD OF CONTRACT TO POWER PLACE INC, UTILIZING MRESC COOPERATIVE PRICING SYSTEM, FOR PURCHASE OF A (2) SMART BOARD INTERACTIVE DISPLAY 70"
- 2013-168 AWARD OF CONTRACT DITSCHMAN/FLEMINGTON FORD LLC FOR 2014 FORD F350 4WD PICKUP TRUCK
- 2013-169 AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF WARREN AND 29 DUBOIS ROAD URBAN RENEWAL, L.L.C.
- 2013-170 AWARD OF CONTRACT TO CAMPBELL FREIGHTLINERS, LLC AND CAMPBELL SUPPLY CO. INC.
- 2013-171 AUTHORIZING EXECUTION OF MEMORANDUM OF UNDERSTANDING BETWEEN NJ OFFICE OF EMERGENCY AND WARREN TOWNSHIP RELATIVE TO FEMA GRANTS FOR MAJOR DISASTERS
- 2013-172 AUTHORIZING PURCHASE OF #2 FUEL OIL THROUGH MORRIS COUNTY COOPERATIVE PURCHASING AGREEMENT
- 2013-173 PROMOTION OF POLICE OFFICER MICHAEL DOLLARD TO GRADE 4

Resolutions No. 2013-153 through 2013-173 are appended to the official minutes.

Mr. Krane stated that Somerset County will be replacing the culvert on Liberty Corner Road between Tanglewood Drive and Pinewood Lane. The plan would detour traffic down Washington alley Road to Mt. Bethel Road and requires approval from the governing body. The construction will commence in October. The governing body agreed.

The governing body discussed use of the County Senior Bus. The Warren Seniors have indicated that there is insufficient use of this bus. The bus will be cut from two days to one day. This will be reviewed in six months.

Mr. Krane gave an update on the Wagner Farm barn. There are concerns regarding a septic system. The perk test and soil test were not good. Compact soil is needed. More testing is needed. Mr. DiNardo stated that, in order to erect a new building, excavation of seven feet of soil would be required. An Engineer and an Architect will further research these issues.

A request for support of PSE& G's Energy Strong Program with improvements of \$3.9 billion was discussed. The governing body agreed to submit a letter of support.

July 18, 2013

The governing body authorized the signing of bills between meetings. A resolution will be prepared for the next meeting.

Mr. DiNardo and Mr. Lazo presented a plan for a new Municipal Annex. The current municipal building is not ADA compliant, there are a/c issues, departments are not easily accessible and the building is very outdated and cramped. They visited and toured other municipal complexes. The plan presented included additional space, easy access to departments and grouping departments close together. The existing Police Department would be attached and everything would be an easy access. The first step would be to obtain an Architect. The governing body agreed to the concept and agreed to move forward.

The Privilege of the Floor portion of the meeting was opened.

Mr. Lakatos, Horseshoe Road, commented that 90% of residents do not visit and there are very few handicapped people. It seems like a lot of money to be spent. Mrs. Garafola stated that people with ailments or are handicapped need an accessible building. Mayor Sordillo stated that the Township could be sued if someone fell on the steps, as there is no elevator in the current building. An ergonomic workplace is also necessary for the employees. Mr. Lakatos suggested a referendum to let the residents decide, as they did when the Library was built. Mr. Krane stated that there was a referendum on the original Library, but not on the addition.

On motion of Mr. Lazo, second of Mr. DiNardo, the meeting adjourned at 8:35 p.m.

Respectfully submitted,

Patricia A. DiRocco, RMC
Township Clerk