

**MINUTES OF THE WARREN TOWNSHIP COMMITTEE  
MAY 7, 2015**

**REGULAR MEETING**

The Township Committee of the Township of Warren, County of Somerset, State of New Jersey, convened in Public Session on Thursday, May 7, 2015 at 5:30 p.m. in the Susie B. Boyce Meeting Room, 44 Mountain Boulevard, Warren, New Jersey.

Mayor Marion 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, 2015 and May 1, 2015 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. DiNardo  
Mr. Sordillo  
Mrs. Garafola  
Mayor Marion

Also Present:           Mark M. Krane, Township Administrator  
                              Carolyn Scannelli, Deputy Township Clerk  
                              Jeff Lehrer, Township Attorney

Mr. Sordillo introduced and read resolution No. 2015-85, seconded by Mr. DiNardo 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

WHEREAS, the Governing Body wishes to discuss:

Personnel: CWA Grievance – H. Cosgrove; Leave of Absence –  
G. Vitale

Contract Negotiations: Redevelopment Designation Block 78  
Lot 15.02; Contract Amendment - Municipal Building  
Architectural Services

Litigation: Affordable Housing Plan

Potential Acquisition: Block 96 Lots 33, 35, 43, 44 & Block 213  
Lot 50

Property Acquisition: Block 82 Lot 13; Block 83 Lot 1; Block 85.01  
Lot 5; Block 86 Lot 3.01 from Passaic River Coalition

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 5:30 p.m.

The meeting reconvened to Public Session at 7:00 p.m.

Mayor Marion led all in the Pledge of Allegiance.

A Certificate of Appreciation was presented to Suzanne Smith for her  
willingness to unselfishly volunteer in many capacities within Warren  
Township.

A Certificate of Appreciation was presented to Cindy Malinchak who  
was recognized by Somerset County as “Outstanding Woman in  
Somerset County” in the Entrepreneur category and is the proprietor of  
a commercial construction company serving the tristate area.

Mr. Sordillo introduced Ordinance No. 15-05 by title for second  
reading/adoption and read the following:

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET  
APPROPRIATION LIMITS IN ORDER TO ESTABLISH A CAP BANK  
PURSUANT TO N.J.S.A. 40A:4-45.

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Mayor Marion opened the Public Hearing on Ordinance No. 15-05. No one wished to speak and the hearing was closed.

On motion of Mr. Sordillo, second of Mr. DiNardo, Ordinance No. 15-05 was adopted. The roll call vote was unanimous.

Mr. Lazo introduced Ordinance No. 15-06 by title for second reading/adoption and read the following:

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$36,000 AS AN APPROPRIATION FROM THE CAPITAL FUND BALANCE TO PROVIDE FUNDING FOR THE PURCHASE OF A PICKUP TRUCK WITH TAILGATE LIFT AND PLOW FOR USE BY THE PUBLIC WORKS DEPARTMENT

Mayor Marion opened the Public Hearing on Ordinance No. 15-06. No one wished to speak and the hearing was closed.

On motion of Mr. Lazo, second of Mr. DiNardo, Ordinance No. 15-06 was adopted. The roll call vote was unanimous.

Mr. DiNardo introduced Ordinance No. 15-07 by title for second reading/adoption and read the following:

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$32,000 AS AN APPROPRIATION FROM THE CAPITAL FUND BALANCE TO PROVIDE FUNDING FOR THE PURCHASE OF A PICKUP TRUCK WITH PLOW FOR USE BY THE PUBLIC WORKS DEPARTMENT

Mayor Marion opened the Public Hearing on Ordinance No. 15-07. No one wished to speak and the hearing was closed.

On motion of Mr. DiNardo, second of Mrs. Garafola, Ordinance No. 15-07 was adopted. The roll call vote was unanimous.

Mrs. Garafola introduced Ordinance No. 15-08 by title for second reading/adoption and read the following:

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$40,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF A FOUR WHEEL DRIVE UTILITY VEHICLE FOR USE BY THE WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT FIRE POLICE

Mayor Marion opened the Public Hearing on Ordinance No. 15-08. No one wished to speak and the hearing was closed.

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On motion of Mrs. Garafola, second of Mr. Lazo, Ordinance No. 15-08 was adopted. The roll call vote was unanimous.

Mr. Sordillo introduced Ordinance No. 15-09 by title for second reading/adoption and read the following:

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$31,000 AS AN APPROPRIATION FROM THE CAPITAL FUND BALANCE TO PROVIDE FUNDING FOR THE PURCHASE OF A FOUR WHEEL DRIVE VEHICLE FOR USE BY THE POLICE DEPARTMENT

Mayor Marion opened the Public Hearing on Ordinance No. 15-09. No one wished to speak and the hearing was closed.

On motion of Mr. Sordillo, second of Mr. Lazo, Ordinance No. 15-09 was adopted. The roll call vote was unanimous.

Mr. Lazo introduced Ordinance No. 15-10 by title for second reading/adoption and read the following:

AN ORDINANCE AUTHORIZING THE EXECUTION OF A SANITARY SEWER EASEMENT GRANTED TO THE TOWNSHIP OF WARREN ACROSS A PORTION OF BLOCK 88.04 LOTS 1.01 AND 15 IN THE TOWNSHIP OF WARREN

Mayor Marion opened the Public Hearing on Ordinance No. 15-10. No one wished to speak and the hearing was closed.

On motion of Mr. Lazo, second of Mr. DiNardo, Ordinance No. 15-10 was adopted. The roll call vote was unanimous.

The 2015 Municipal Budget hearing process commenced. Mayor Marion stated that the 2015 Municipal Budget was approved by the Township Committee on April 2, 2015. A summary of the budget was published in the Courier News on April 16, 2015. Copies of the budget were made available for public inspection in the Warren Township Library and in the Township Clerk's Office.

Mrs. Garafola noted that the Township has a reserve of \$2.4 million dollars, which is the largest reserve the Township has had in 22 years. Also, the debt rate is at .346%, the Township is allowed to go up to 3.5% debt ratio. Mrs. Garafola thanked her colleagues, the Township Administrator and Department Heads for being so conservative.

Mr. Sordillo, as the Police Department Liaison, asked for a moment of silence, as May 15 is National Police Memorial Day and in the wake of

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the recent fallen police officer and the tragic event of a New York police officer being shot in the face last week.

Mayor Marion stated that the budget is a 4 month process, and they have been dealing with a very onerous tax levy issue. Mayor Marion thanked Mr. Korecky, Township Auditor for his assistance in this process.

Mrs. Garafola mentioned that the township will be funding a new rescue vehicle. May 17 is open house at the rescue squad and June 6<sup>th</sup> is the Rescue Squad 75<sup>th</sup> Anniversary. The rescue squad is based on volunteers.

Mayor Marion opened the public hearing on the budget. No one wished to speak and the hearing was closed.

Mr. Krane stated that the Township was for subject to state review for the budget. Approval to adopt the budget was received on Monday, May 4.

On motion of Mrs. Garafola, second of Mr. DiNardo, Resolution No. 2015-85.1 entitled "Adoption of 2015 Municipal Budget" was introduced and adopted. The roll call vote was unanimous.

Resolution No. 2014-85.1 is appended to the official minutes.

On motion of Mr. Sordillo, second of Mrs. Garafola, the Regular and Executive session meeting minutes of April 16, 2015 were approved. The roll call vote was unanimous.

Mrs. Garafola commented on the Somerset Raritan Valley Sewer Authority's Executive Director Ron Anastasio stating that there have been positive changes. Mr. Anastasio is very proactive and hands on and will connecting with Warren Township Sewer Authority.

Mr. DiNardo stated that Wagner Barn plans have been sent out for bid and the process to start building the Wagner Farm shed is underway.

Mr. Sordillo clarified mentioning the Police Department during the budget hearing and stated that the Police Department is the largest percentage of the budget and recognized the value of the Police Department.

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Mr. Lazo noted that Children's Specialized Hospital has established a new facility in Warren Township. He expressed gratitude to the people who work with individuals with disabilities.

Mrs. Garafola stated that Warren has welcomed many facilities for individuals with special needs.

Mayor Marion opened the Comments on Agenda Items portion of the meeting. No one wished to speak and this portion was closed.

Mrs. Garafola introduced and read Resolution No. 2015-86 for the payment of bills, seconded by Mr. Lazo. The roll call vote was unanimous.

Resolution No. 2015-86 is appended to the official minutes.

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

- 2015-87      AWARD OF CONTRACT WARREN TOWNSHIP  
PUBLIC DEFENDER
- 2015-88      AWARD OF CONTRACT ZONING OFFICER
- 2015-89      AWARD OF CONTRACT MUNICIPAL AUDITING  
SERVICES
- 2015-90      AWARD OF CONTRACT MUNICIPAL ATTORNEY
- 2015-91      AWARD OF CONTRACT TOWNSHIP ENGINEER
- 2015-92      AWARD OF CONTRACT COMMUNITY ASSISTANCE  
PROFESSIONAL FOR WATCHUNG HILLS MUNICIPAL  
ALLIANCE – LAURA STEELE CORBO OF RED FOX  
CONSULTING LLC.
- 2015-93      AWARD OF CONTRACT MUNICIPAL PROSECUTOR  
TO BRENT BRAMNICK, ESQ.
- 2015-94      AUTHORIZING ENDORSEMENT FOR CANCELLATION  
OF TOWNSHIP HOUSING REHAB MORTGAGE – 6  
SADDLEMOUNT AVENUE

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- 2015-95 AUTHORIZING CHANGE FUND FOR THE POLICE DEPARTMENT IN THE AMOUNT OF \$30.00
- 2015-96 APPOINTMENT OF MEMBERS TO THE WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT – EUGENE S. CERULLI & JOHN J. NIELSEN
- 2015-97 RELEASE OF PERFORMANCE BOND STREET OPENING PERMIT #2014-47
- 2015-98 AWARD OF CONTRACT – INLINE AIR CONDITIONING CO. INC. FOR HVAC SERVICES THROUGH MRESC UTILIZING THE COOPERATIVE PRICING SYSTEM
- 2015-99 AWARD OF CONTRACT THROUGH STATE CONTRACT #A80902 TO RICH TREE SERVICE INC. FOR TREE TRIMMING & REMOVAL SERVICES
- 2015-100 AWARD OF CONTRACT – LIBERTY MECHANICAL CONTRACTORS INC FOR BOILER MAINTENANCE & REPAIR SERVICES THROUGH MRESC UTILIZING THE COOPERATIVE PRICING SYSTEM
- 2015-101 AUTHORIZING WARREN TOWNSHIP FIRE DEPARTMENT TO EXECUTE HOLD HARMLESS AND INDEMNIFICATION AGREEMENTS WITH FIREFIGHTERS FOR TRAINING PURPOSES AT THE SOMERSET COUNTY EMERGENCY SERVICES TRAINING ACADEMY
- 2015-102 WAIVING MEMORIAL DAY PARADE PERMIT FEE AND AUTHORIZING A DONATION

Resolutions No. 2015-87 through No. 2015-102 are appended to the official minutes.

On motion of Mr. Sordillo, second of Mr. Lazo, Resolution No. 2015-103 entitled “REQUESTING APPROVAL FROM DLGS TO ESTABLISH A DEDICATED TRUST BY RIDER ACCOUNT FOR THE PARKING OFFENSES ADJUDICATION FUNDS” was introduced and adopted. The roll call vote was unanimous.

Resolution No. 2015-103 is appended to the official minutes.

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Mrs. Garafola offered historic documents that she received years back, suggesting they be placed on the Township website.

State law recently passed a Pet Disclosure Bill S1870, which establishes new compliances for purchasing pets and establishes penalties for noncompliance to breeders/pet shop owners permitted by the Health Officer. Warren Township ordinance needs to be updated. Township Committee was in agreement.

The governing body discussed the Transparent Tax Act of 2015 bill. The township does not manage property tax appeal refunds this way. The township does not print separate tax bills. The governing body does not support this bill.

A fiscal analysis of the Wagner Farm rentals was reviewed. There are currently 5 residential rentals. Over the next 5 years, the dwellings will need repairs and updates. DPW maintains these properties, which takes them away from other duties. The governing body agreed to enter into the process to end the rental program and provide sufficient notification to the tenants. Resolutions will be drawn up for the next meeting.

Wagner Farm proposed 2015 lease renewals for #202, #204 and #207 Mountain Avenue were reviewed and the governing body was in agreement.

Chief Keane spoke regarding a proposed ordinance for dealers of precious metals, gems and secondhand goods. Chief Keane explained how this ordinance would assist law enforcement officials and victims of crime in recovering property, as the dealers or establishments would need to be a licensed registered business. Chief Keane is in favor of this ordinance. The governing body was in agreement.

Mr. Lehrer, Township Attorney spoke regarding a request to the state, township and the Sewer Authority to amend the sewer service area of Old Church Road residential subdivision. This property was excluded from the original water quality management plan. Many of the historic concerns of this and other properties have been addressed with satisfaction from NJDEP. Based upon that, Mr. Lehrer drafted a resolution to not object this request. Mrs. Garafola is aware of this request and supports it.

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On motion of Mr. Sordillo, second of Mrs. Garafola, Resolution No. 2015-104 entitled "RESOLUTION ADVISING THAT THE TOWNSHIP COMMITTEE HAS NO OBJECTION TO THE PROPOSED WATER QUALITY MANAGEMENT (WQM) PLAN AMENDMENT ENTITLED: OLD CHURCH ROAD SUBDIVISION, WITH CERTAIN CONDITIONS" was introduced and adopted. The roll call vote was unanimous.

Mayor Marion opened the Privilege of the Floor portion of the meeting.

Richard Stafford, Wharton, NJ, Outreach Director for NJ Highlands Coalition, spoke regarding the NJ Highlands Act and the regional master plan which is up for review in the fall. He stated that Warren receives water from the Highlands sources. He proposed a resolution to support the 2014 Highlands Act which states that the Highlands Act is to preserve water and quality.

The Privilege portion was closed, as no one else wished to speak.

On motion of Mrs. Garafola, second of Mr. DiNardo, and unanimous voice vote, the meeting adjourned at 8:23 p.m.

Respectfully submitted,

Carolyn Scannelli, RMC  
Deputy Township Clerk