

**TOWNSHIP OF WARREN
TOWNSHIP COMMITTEE MEETING MINUTES
SEPTEMBER 8, 2016**

Attorney Lehrer read the following statement:

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 7, 2016 and August 26, 2016 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.

EXECUTIVE SESSION – RESOLUTION NO. 2016-189

Pending Litigation: Affordable Housing
Contract Negotiations: Labor Contract – CWA;
WTSA/Township Engineer Position

Committeeman DiNardo made a motion seconded by Deputy Mayor Garafala to approve Resolution No. 2016-189 to move to Executive Session; Roll Call: All in favor

OPEN PUBLIC MEETING

The Clerk called the meeting to order at 7:45 AM.

All present recited the Pledge of Allegiance.

ROLL CALL: Mayor Lazo, Deputy Mayor Garafala, Committeeman DiNardo, Committeeman Marion and Committeeman Sordillo were present.

PUBLIC HEARINGS

Committeeman DiNardo read the following ordinance by title and requested that the public hearing for this Ordinance be carried to the October 6, 2016 meeting.

ORDINANCE NO. 16-14

AN ORDINANCE AMENDING SECTION 4-2 ENTITLED “LICENSING OF CANVASSERS AND SOLICITORS” OF CHAPTER IV ENTITLED LICENSING – GENERAL” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

Committeeman Sordillo made a motion, seconded by Deputy Mayor Garafala to carry the public hearing until October 6th Township Committee Meeting. Voice Vote: All in favor

APPROVAL OF TOWNSHIP COMMITTEE MINUTES

Regular and Executive Session: August 11, 2016 – Deputy Mayor Garafala made a motion, seconded by Committeeman Sordillo to approve the minutes of August 11, 2016. Roll Call Vote: All in favor.

REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS – none at this time

REPORTS OF STANDING COMMITTEES- Committeeman DiNardo received numerous complaints regarding the maintenance of the post office. He requested that the Zoning Officer send the Post Office a letter of compliance to the Township Ordinance and follow up if the situation is not corrected. He also noted that the letter should be copied to Committeeman Lance.

Deputy Mayor Garafala announced the 9/11 Service on Sunday, and the Car Show as well as the Senior Picnic on Sept. 24

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COMMENTS ON AGENDA ITEMS – none at this time

BILLS:

RESOLUTION NO. 2016-190

Committeeman Marion made a motion to adopt, seconded by Deputy Mayor Garafala. Roll Call: All in favor.

COMMUNICATIONS AND PETITIONS- none at this time

DEFERRED BUSINESS – none at this time

NEW BUSINESS:

ORDINANCE NO. 16-15 (by title for introduction)

AN ORDINANCE AMENDING SECTION 16-25 ENTITLED “SIGN REGULATIONS” OF CHAPTER XVI ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, BY AMENDING SUBSECTIONS 16-25.2, 16-25.3, 16-25.4 AND 16-25.5 TO PERMIT THE ERECTION OF TEMPORARY BANNERS FOR TOWNSHIP SPONSORED EVENTS OR AS PERMITTED BY THE TOWNSHIP COMMITTEE.

EXPLANATION: This Ordinance amends Section 16-25 entitled “Sign Regulations” of Chapter XVI entitled “Zoning” of the Revised General Ordinances of the Township of Warren by amending Subsections 16-25.2, 16-25.3, 16-25.4, and 16-25.5 to permit banners solely for Warren Township-sponsored events.

Deputy Mayor Garafala made a Motion to pass Ordinance No. 16-15 on first reading, Seconded by Committeeman Sordillo. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-16 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-17.2 ENTITLED “PERMITTED USES” OF CHAPTER XVI ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled “Zoning” by amending Section 16-17.2 entitled “Permitted Uses in the GI General Industrial District” by adding new uses.

Committeeman Sordillo made a Motion to pass Ordinance No. 16-16 on first reading, Seconded by Committeeman Marion. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-17 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED “OFFICIAL ZONING MAP AND INTERPRETATION” OF CHAPTER XVI, ENTITLED “ZONING” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled “Zoning” by amending Section 16-3 entitled “Official Zoning Map” and Interpretation” to change the zoning district classification on the

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Official Zoning Map from to CR-130/65 Residential to OR Office Research District for certain properties.

Committeeman DiNardo made a Motion to pass Ordinance No. 16-17 on first reading, Seconded by Committeeman Marion. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-18 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from R-65 Residential and R-40 Rural Residential to CR 130/65 Environmental Critical Rural Residential District for certain properties.

Committeeman Marion made a Motion to pass Ordinance No. 16-18 on first reading, Seconded by Committeeman DiNardo. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-19 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from CR-130/65 Environmental Critical Rural Residential to OR Office Research District for certain properties.

Deputy Mayor Garafala made a Motion to pass Ordinance No. 16-19 on first reading, Seconded by Committeeman Sordillo. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-20 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the

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Official Zoning Map from CR-130/65 Environmental Critical Rural Residential to R-65 Rural Residential District for certain properties.

Committeeman Sordillo made a Motion to pass Ordinance No. 16-20 on first reading, Seconded by Committeeman Marion. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-21 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from R-65 Residential to CR-130/65 Environmental Critical Rural Residential District for certain properties.

Committeeman DiNardo made a Motion to pass Ordinance No. 16-21 on first reading, Seconded by Committeeman Marion. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-22 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from G-I General Industrial to R-40 Rural Residential District for certain properties.

Committeeman Marion made a Motion to pass Ordinance No. 16-22 on first reading, Seconded by Deputy mayor Garafala. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-23 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS", AMENDING SECTION 16-3 ENTITLED "OFFICAL ZONING MAP", AND AMENDING SECTION 16-18 ENTITLED "OR-OFFICE RESEARCH."

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EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning by (i) amending Section 16-2 to add the ORH Office Research Hotel District; (ii) amending Section 16-3 to change the zoning district classification on the zoning map from OR Office Research to ORH Office Research Hotel District for certain properties; and (iii) amending Section 16-18 to add the ORH Office Research Hotel District.

Deputy Mayor Garafala made a Motion to pass Ordinance No. 16-23 on first reading, Seconded by Committeeman Sordillo. Roll call: Committeeman Marion, yes; Committeeman DiNardo, yes; Committeeman Sordillo, yes; Deputy Mayor Garafala, yes; Mayor Lazo abstained. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-24 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI, ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from R-65 Rural Residential to CR-130/65 Environmental Critical Rural Residential District for certain properties.

Committeeman Sordillo made a Motion to pass Ordinance No. 16-24 on first reading, Seconded by Deputy Mayor Garafala. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-25 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from R-65 Rural Residential to RBLR Residential Business Limited Retail District for certain properties.

Committeeman DiNardo made a Motion to pass Ordinance No. 16-25 on first reading, Seconded by Committeeman Marion. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-26 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND

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INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" by amending Section 16-3 entitled "Official Zoning Map" and Interpretation" to change the zoning district classification on the Official Zoning Map from R-65 Rural Residential to R-10 Residential District for certain properties.

Committeeman Marion made a Motion to pass Ordinance No. 16-26 on first reading, Seconded by Deputy Mayor Garafala. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-27 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATION" OF CHAPTER XVI ENTITLED "ZONING" THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning" of the Revised General Ordinances of the Township of Warren by changing the zoning district classification on the Official Zoning Map from CR-130/65 Environmental Critical Rural Residential to EP-250 Environmental protection Residential District for certain properties.

Deputy Mayor Garafala made a Motion to pass Ordinance No. 16-27 on first reading, Seconded by Committeeman DiNardo. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

ORDINANCE NO. 16-28 (by title for introduction)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND CHAPTER XVI ENTITLED "ZONING" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS", AMENDING SECTION 16-3 ENTITLED "OFFICAL ZONING MAP", AMENDING SECTION 16-8 ENTITLED "SCHEDULE OF DISTRICT REGULATIONS", AND ADDING NEW SECTION 16-12A ENTITLED "R-10 RESIDENTIAL DISTRICT".

EXPLANATION: This Ordinance amends Chapter XVI entitled "Zoning by (i) amending Section 16-2 to add the R-10 Residential District; (ii) amending Section 16-3 to change the zoning district classification on the zoning map from R-20 Residential to R-10 Residential District for certain properties; (iii) amending Section 16-8 entitled "Schedule of District Regulations" to add the height, area and bulk requirements for the R-10 Residential District; and (iv) adding new Section 16-12A entitled "R-10 Residential District".

Committeeman Sordillo made a Motion to pass Ordinance No. 16-28 on first reading, Seconded by Committeeman DiNardo. Roll call: All in favor. The Public Hearing is scheduled for October 6, 2016 at 7:00 PM.

Mayor Lazo noted that updating all the foregoing ordinances has been a two year undertaking by the Planning Board.

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CONSENT AGENDA RESOLUTIONS:

Resolutions No. 2016-191 through No. 2016-204 were submitted to the Township Committee for review and may be adopted by one motion. These resolutions are listed on the agenda for review and a complete copy made available in the Township Clerk's Office.

Committeeman DiNardo made a Motion to adopt Resolutions No. 2016-191 through 2016-204, seconded by Deputy Mayor Garafala. Roll call: All in favor

Mayor Lazo commented that resolution 2016-195 to attend the dates of the Farmers Market was due to its great success. Deputy Mayor Garafala noted that Resolution 2016-198 was made possible through the generosity of the Dealaman Trust. She thanked the family for their donations.

- 2016-191 AUTHORIZING THE MUNICIPAL ALLIANCE CONTRACT FOR 2016 - 2017 WITH SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS
- 2016-192 RELEASE OF PERFORMANCE BONDS – STREET OPENING PERMITS
- 2016-193 APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM SOMERSET COUNTY TO THE YOUTH ATHLETIC AND RECREATION GRANT IN THE SUM OF \$2,500
- 2016-194 AWARD OF CONTRACT – MANHATTAN WELDING COMPANY INC. – ESCNJ UTILIZING THE COOPERATIVE PRICING SYSTEM
- 2016-195 AUTHORIZING THE EXTENSION OF THE WAGNER FARM ARBORETUM FARMERS MARKET FROM SEPTEMBER 30 TO OCTOBER 27
- 2016-196 AUTHORIZING DESIGNATION OF CERTIFYING OFFICER OF HEALTH BENEFITS AND ASSESSMENT SEARCH OFFICER
- 2016-197 AWARD OF CONTRACT – NATIONAL JOINT POWERS ALLIANCE TWO (2) STAINLESS STEEL TRUCK BODIES AND ACCESSORIES
- 2016-198 AWARD OF CONTRACT – LIBRARY INTERIORS INC. LIBRARY FURNISHINGS
- 2016-199 RELEASE OF PERFORMANCE BOND SYLVESTER HOMES, LLC BLOCK 78 LOT 19.01
- 2016-200 RELEASING INSPECTION FEE BLOCK 79 LOT 7.01
- 2016-201 APPROVING THE PLAN AND SPECIFICATIONS PREPARED BY KASTRUD ENGINEERING FOR “DEAD RIVER ROAD IMPROVEMENTS”
- 2016-202 AUTHORIZING FIRST AMENDMENT TO THE MUNICIPAL SHARED SERVICES DEFENSE AGREEMENT WITH VICINAGE 13 MUNICIPALITIES - LEGAL SERVICES – AFFORDABLE HOUSING LITIGATION
- 2016-203 AUTHORIZING DEER MANAGEMENT HUNT ON CERTAIN TOWNSHIP AND COUNTY OWNED PROPERTIES

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2016-204 AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO
EXECUTE AN AGREEMENT WITH POLICE CHIEF WILLIAM KEANE
EFFECTIVE OCTOBER 1, 2016 THROUGH DECEMBER 31, 2019

RESOLUTIONS:

2016-205 AUTHORIZING SALARIES FOR TOWNSHIP EMPLOYEES

Committeeman Marion made a Motion to adopt Resolution No. 2016-205. Seconded by Deputy Mayor Garafala. Roll call: All in favor

DISCUSSION ITEMS:

a) Affordable Housing Update - Atty. Lehrer reported that the Supreme Court has been on Vacation, and they are now back and will be ruling on the appeal.

b.) Purchase of New Fire Equipment – Administrator Krane is researching pricing and has recommended that a 75 ft. ladder be ordered rather than the 100 ft. ladder. He will be introducing a Bond Ordinance in October for the purchase of the “Quint”.

c.) Towing Ordinance – Police Chief Keane is still researching and requested that he have more time before he presents his recommendations.

d.) Staffing Adjustment Plan – New Town Hall – Administrator Krane proposed changes to the staffing of the combined Recreation Secretary and Fire Secretary into two separate positions, which would allow the Secretary for Planning, Zoning and Engineering to be a part time position. And by promoting the Executive Administrative Assistant to Human Resources Manager and Mr. Krane will advertise for a new Executive Administrative Assistant. The Committee reviewed Mr. Krane’s memo and told him to move forward with the plan.

e.) Change Order # 3 - New Town Hall- Richard Brown, Vice President Cumming Construction Management addressed the Committee and reviewed the memo he had prepared with regards to the change order request for \$73,120.24. The project is 70% complete and the December 1st completion deadline would be challenging. Deputy Mayor Garafala expressed her displeasure with the requests for the change orders. She feels that there has been a disconnection between design and construction since the beginning of the project. Mr. Brown noted that on a project of this size it was normal for changes to be 4-5% of the initial cost. Committeeman Sordillo said that with design that the Township, as the customer has to assume some responsibility for changes in a project like this one.

Mr. Brown recommended that the Change Order be broken into 2 parts,

1) Items PCO-016, 017, 021, 022, and 024 for a total of \$35,728.37.

Committeeman Sordillo made a motion, seconded by Committeeman DiNardo to approve this portion of the change order. Roll Call Vote: Committeeman Marion, yes; Committeeman DiNardo, yes; Committeeman Sordillo, yes, Deputy Mayor Garafala, no and Mayor Lazo yes.

and 2) Approximately \$25,000 for PCO-023 for specialized conduit to a roof rack, which is actually a scope change from the original design, to provide an alternative dispatch point. A discussion ensued and Chief Keane was asked his view point. He said this would be an insurance policy for the emergency when radios go down and portables don’t work.

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Committeeman Sordillo made a motion, seconded by Deputy Mayor Garafala to approve this second portion of the change order. Roll Call Vote: Committeeman Marion, yes; Committeeman DiNardo, no; Committeeman Sordillo, yes, Deputy Mayor Garafala, yes and Mayor Lazo yes.

f.) Telephone System - New Town Hall – Administrator Krane reviewed six (6) presentations from various vendors. His recommendation is to award the contract to state contractor, SPS, Parsippany, NJ for \$61,580.03. Annual maintenance cost of \$4,800 guaranteed for 5 years. This will be one phone system for the entire building with voice over IP capabilities. The Committee agreed and a resolution to approve will be on the October 6th agenda.

g.) Wagner Farm Master Plan Draft Resolution – Administrator Krane distributed a draft resolution for the Committee’s review and he asked that this be added to the October 6th meeting.

Mayor Lazo read the Proclamation proclaiming September 17 through September 23 as Constitution Week.

PRIVILEGE OF THE FLOOR – there were no public comments at this time

As there was no further business to discuss, Deputy Mayor Garafala made a motion seconded by Committeeman DiNardo. Voice Vote: All in favor. The meeting adjourned at 9:01 AM.

Respectfully submitted,

Cathy Reese, RMC
Township Clerk

Approved October 6, 2016