

**TOWNSHIP OF WARREN  
TOWNSHIP COMMITTEE PUBLIC MEETING MINUTES  
JULY 13, 2017**

Clerk Reese read the following statement:

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 5, 2017 and June 29, 2017 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.

Mayor Garafola called the meeting to order at 7:00 AM.

All present recited the Pledge of Allegiance.

**ROLL CALL** - Committeeman Lazo, Committeeman Marion, Committeeman DiNardo, Deputy Mayor Sordillo and Mayor Garafola were all present.

Also present: Atty. Jeffrey Lehrer, Administrator Krane, Planner, John Chadwick and Clerk Reese

**PRESENTATIONS**

**EAGLE SCOUT AWARD - KARTHIK IRAKAM** – Presented by Mayor Garafola

**WATCHUNG HILLS REGIONAL HIGH SCHOOL - ULTIMATE FRISBEE TEAM** –  
2017 State Champions Men & Women's Team, presented by Committeeman Lazo and  
Committeeman Marion

**WAGNER FARM ARBORETUM** presented to Karen Manner by Committeeman DiNardo

**PUBLIC HEARINGS**

**ORDINANCE NO. 17-14 (second reading/adoption)**

AN ORDINANCE AMENDING SECTION 3-9 ENTITLED "DISCHARGE OF  
FIREWORKS" OF CHAPTER III ENTITLED "GENERAL POLICE REGULATIONS" OF  
THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN

Mayor Garafola opened the public hearing. As there were no public comments she closed the public hearing and called for a motion to adopt.

Deputy Mayor Sordillo made a motion to adopt Ordinance No. 17-14, seconded by Committeeman Lazo. Roll call: Mayor Garafola, yes; Deputy Mayor Sordillo, yes; Committeeman Lazo, yes; Committeeman DiNardo, yes. Committeeman Marion had to step out and was not present for the roll call vote.

**APPROVAL OF TOWNSHIP COMMITTEE MINUTES**

Regular Session – May 18, 2017 – Amended

Regular and Executive – June 15, 2017

Committeeman DiNardo made a motion seconded by Deputy Mayor Sordillo to approve the minutes. Roll call: Mayor Garafola, yes; Deputy Mayor Sordillo, yes; Committeeman Lazo, yes; Committeeman DiNardo, yes. Committeeman Marion had to step out and was not present for the roll call vote.

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**REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS** – None at this time

**REPORTS OF STANDING COMMITTEES**

Committeeman Lazo noted that there is a meeting next week regarding moving forward with the Park and Ride.

Deputy Mayor Sordillo commented on the recent survey on the Most Fiscal Responsible towns in New Jersey in which Warren Township ranked #9 out of 522 municipalities.

**COMMENTS ON AGENDA ITEMS** – There were no public comments

**BILLS**

RESOLUTION NO. 2017-185

Committeeman Marion made a motion to approve paying the bills, seconded by Deputy Mayor Sordillo, discussion, Voice vote: All in favor

**COMMUNICATIONS AND PETITIONS** – There were none at this time

**NEW BUSINESS** – There was no new business.

**CONSENT AGENDA RESOLUTIONS**

Resolutions No. 2017-186 through No. 2017-198 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 Lazo made a motion to adopt Resolutions No. 2017-186 through 2017-198 seconded by Committeeman DiNardo. Roll call: All in favor

- 2017-186      AUTHORIZING SALE OF TOWNSHIP SURPLUS PROPERTY TO USMAN QADEER
- 2017-187      AUTHORIZING EXECUTION OF A HOLD HARMLESS AGREEMENT WITH SOMERSET COUNTY PERTAINING TO BORROWED EQUIPMENT
- 2017-188      RELEASE OF PERFORMANCE BONDS – STREET OPENING PERMITS
- 2017-189      RELEASE OF MINUTES
- 2017-190      APPOINTING BARBARA STREKER CUSTODIAN OF ADMINISTRATIVE OFFICE PETTY CASH FUND
- 2017-191      AUTHORIZING AMENDMENT TO PROFESSIONAL SERVICES CONTRACT - FERRIERO ENGINEERING INC.
- 2017-192      APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM STATE OF NEW JERSEY – 2017 ALCOHOL EDUCATION REHAB FUND
- 2017-193      RENEWAL OF PLENARY RETAIL DISTRIBUTION LIQUOR LICENSE
- 2017-194      RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE

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- 2017-195      AWARD OF CONTRACT – GSP PROPERTIES, LLC. - GENERAL CONTRACTOR
- 2017-196      REDUCTION OF PERFORMANCE BOND – 29 DUBOIS ROAD URBAN RENEWAL,  
LLC. - BLOCK 79, LOT 6.01
- 2017-197      AWARD OF CONTRACT – MODERN GROUP LTD.ONE HYUNDAI FORKLIFT
- 2017-198      AWARD OF CONTRACT – MOTOROLA SOLUTIONS INC.  
FOR PORTABLE AND MOBILE RADIOS
- 

**DEFERRED BUSINESS** – There was none at this time

**DISCUSSION**

a. Affordable Housing

Atty. Lehrer reported that many towns are waiting for the results of the Conflict of Interest trial against Judge Wolfson which may cause many of the settlements to be null and void.

b. WTSA Retiring Debt

Mayor Garafola reported that Carlos Mosquera, who was appointed to the Sewer Authority in 2012 has been on a mission to bring down the debt, and has succeeded. This will save the Authority \$92,420.00 a year for 4 years. Administrator Krane noted that effective July 24, 2017 the Tax Collector will be collecting the payments for the Sewer Authority. This will allow residents to pay their bills in one location. Mayor Garafola noted that the Sewer Authority is being restructured and they are looking to hire an Engineer/Administrator to oversee the restructured department.

c. Wilderness Trail - Right of Way Vacation

Atty. Lehrer's memo to the Township Committee advised that if these two neighbors would like to proceed, they pay all the costs associated with the vacation, but that the Township retain their utility rights between the two properties.

d. Verizon Wireless application to use ROW

Atty. Lehrer reported that we have always had a right of way for utilities, and that we should memorialize this policy going forward. He would like for Atty. Ed Purcell to prepare the resolution and attend the August 10<sup>th</sup> Township Committee to explain and address and questions or concerns.

e. Report - High Oaks Drive/Hillcrest Road Improvements

Administrator Krane reported that Somerset County is currently working on a needs analysis study targeted for this location. Mr. Krane will share the study once he receives it from the County.

f. Wagner Farm – Future Plans

Administrator Krane issued a memo to the Committee with regards to the various upgrades and cleanup plans they are address currently, but the Committee needs to address the future plans on a larger scale. Mayor Garafola added that they did reinstate the Wagner Farm Advisory Committee in 2016, but members were not appointed. She volunteered to be the Township Committee liaison and asked Karen Manner from the Arboretum to join the Advisory Committee as well as Committeeman DiNardo. The Mayor asked for additional volunteers for the Advisory Committee.

g. Command Vehicle for Fire Chief – Authorize purchase

A discussion ensued and all agreed replacing the vehicle was mandatory.

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**RESOLUTION NO. 2017-200  
AWARD OF CONTRACT – MALL CHEVROLET  
PURCHASE OF 2017 CHEVROLET TAHOE**

Committeeman DiNardo made a motion to approve the contract, seconded by Committeeman Marion. Roll call: All in favor.

**h. Note Sale Report**

Administrator Krane reported that \$850,000.00 notes were sold to fund the newly purchase fire truck and the Krause Rd. Sewer Project. The notes are for 6 months only, and begins the preparation for the future bond sale in February 2018.

**i. Zoning Standards – Redevelopment plans for various sites**

Atty. Lehrer has scheduled a meeting for Wednesday to move forward with the redevelopment plans to decide whether new zoning ordinances will have to be instituted to accommodate the redevelopment projects.

**PRIVILEGE OF THE FLOOR** – There was no public comment at this time

**EXECUTIVE SESSION**

**RESOLUTION NO. 2017-199**

Pending Litigation – Affordable Housing

Contract Negotiation – Purchase of Block 22 Lot 3

Deputy Mayor Sordillo made a Motion to move to Executive Session, Seconded by Committeeman DiNardo, Voice Vote: All in favor.

**ADJOURN**

The Township Committee returned to Open Session and Mayor Garafola asked for a motion to adjourn, seconded by Committeeman Marion. Voice vote: All in favor. The meeting adjourned at 8:05 AM.

Respectfully submitted,

Cathy Reese  
Township Clerk

Approved August 17, 2017