

MINUTES OF THE WARREN TOWNSHIP COMMITTEE

JULY 16, 2015

REGULAR MEETING

The Township Committee of the Township of Warren, County of Somerset, State of New Jersey, convened in Public Session on Thursday, July 16, 2015 at 6:30 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 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
Patricia A. DiRocco, Township Clerk
Jeffrey Lehrer, Township Attorney

Mr. Sordillo introduced and read Resolution No. 2015-147, seconded by Mrs. Garafola 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

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

WHEREAS, the Governing Body wishes to discuss:

Potential Land Acquisition: Block 78, Lot 3 and Block 78, Lot 6

Litigation: Affordable Housing Plan

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 7:07 p.m.

Mayor Marion led all in the Pledge of Allegiance.

Mr. Lazo introduced Ordinance No. 15-11 by title for second reading/adoption and read the following:

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER VI ENTITLED "LICENSING OF DOGS" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, AS HERETOFORE SUPPLEMENTED AND AMENDED, BY THE AMENDMENT OF THE TITLE OF THE CHAPTER, THE ADDITION OF CERTAIN DEFINITIONS, THE AMENDMENT OF THE DEFINITION OF "PET SHOP" AND THE ADDITION OF CERTAIN SUBSECTIONS TO SECTION 6-4 ENTITLED "LICENSING OF KENNELS, PET SHOPS AND POUNDS."

Mayor Marion 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. Sordillo, Ordinance No. 15-11 was adopted. The roll call vote was unanimous.

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Mr. Sordillo introduced Ordinance No. 15-12 by title for second reading/adoption and read the following:

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER IV ENTITLED "LICENSING – GENERAL" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN AS HERETOFORE SUPPLEMENTED AND AMENDED BY THE ADDITION OF SECTION 4-17 ENTITLED "DEALERS OF PRECIOUS METALS, GEMS AND SECONDHAND GOODS".

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

On motion of Mr. Sordillo, second of Mrs. Garafola, Ordinance No. 15-12 was adopted. The roll call vote was unanimous.

On motion of Mrs. Garafola, second of Mr. Sordillo, the Regular and Executive session meeting minutes of June 18, 2015 were approved. The roll call vote was unanimous.

Mrs. Garafola stated that, when new sewers are constructed, the cost is borne by the homeowners benefiting from this improvement.

Mr. Lazo commended Eleanora Hermann of the great success of the summer camp. There was record registration this year.

Mayor Marion reported on a meeting with the County regarding the 2nd phase of the East County Reserve Park that he and Mr. Lazo attended. There are plans for another path. Also planned are additional amenities.

Mayor Marion stated that he had a very negative experience with the Post Office. There have been many complaints over the years. Mr. Krane noted that Congressman Lance is getting involved. There is an email address for complaints. The Mayor stated that he is very disappointed in the treatment of residents. The issues must be resolved.

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

Mr. Lakatos, Horseshoe Road questioned the increase in the cost of the construction of a new municipal building as he referred to Ordinance No. 15-14 that is on the agenda for introduction. He stated that in 2014 the cost was estimated at 4 million and now it is 7 million.

Mayor Marion stated that the current municipal building is over 100 years old, is costly to maintain and is not ADA compliant. It is time to move on to the future. Mr. Krane stated that the architect looked for ways to save money and the

Township accepted bids. There were 17 bids that ranged from 5 million to 9 million. The proposed building is over 26,000 square feet. The Township is still trying its best to reduce costs. In terms of cost, the Auditors estimated the average cost to homeowners would be \$86.30 per year for 15 years of bonding or \$66.97 for 20 years of bonding. Additional bonding would be \$24.50 on an average home. Mr. Krane stated that Mr. DiNardo has been overseeing the project and has been very tough and has worked very hard in an effort to keep the cost down. The Mayor also noted that the building has many issues and it would be terrible if someone were to fall on the two sets of stairs. There is no elevator. Mr. Sordillo said that there could be lawsuits. When there is knowledge of building violations, there is that liability. Mrs. Garafola stated that it is a health and safety issue and that elderly residents have difficulty climbing stairs. Employees are working on the third floor. Mayor Marion stated that the Township is fiscally responsible. Mr. Lazo noted that there is no meeting space for our volunteers and the building is in terrible condition. Mr. Sordillo also noted that if the Township waits to build, the cost will increase significantly. The Mayor asked Mr. Lakatos what his solution would be. Mr. Lakatos stated that he did not know. He reiterated that the cost has increased too much.

The Comments on Agenda items portion was closed, as no one else wished to speak.

Mrs. Garafola introduced and read Resolution No. 2015-149 for the payment of bills, seconded by Mr. DiNardo. The roll call vote was unanimous.

Resolution No. 2015-149 is appended to the official minutes.

Mrs. Garafola introduced Ordinance No. 15-13 by title for first reading and read the following:

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$490,000 FOR CONSTRUCTION OF SANITARY SEWER EXTENSIONS TO PORTIONS OF GEIGER LANE, KRAUSCHE ROAD AND WHISPERING WAY FOR AND BY THE TOWNSHIP OF WARREN, IN THE COUNTY OF SOMERSET, NEW JERSEY, DIRECTING A

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SPECIAL ASSESSMENT OF THE COST THEREOF AND AUTHORIZING THE ISSUANCE OF \$465,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF.

Ms. DiRocco stated that the Supplemental Debt Statement for this Ordinance was received in the Township Clerk's office as of this date and forwarded electronically to Local Government Services.

On motion of Mrs. Garafola, second of Mr. Lazo, Ordinance No. 15-13 was passed on first reading. The roll call vote was unanimous.

Mr. DiNardo introduced Ordinance No. 15-14 by title for first reading and read the following:

BOND ORDINANCE AMENDING BOND ORDINANCE NUMBER 14-05
REGARDING THE CONSTRUCTION OF A MUNICIPAL BUILDING FINALLY
ADOPTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WARREN, NEW JERSEY ON MARCH 13, 2014

Ms. DiRocco stated that the Supplemental Debt Statement for this Ordinance was received in the Township Clerk's office as of this date and forwarded electronically to Local Government Services.

On motion of Mr. DiNardo, second of Mrs. Garafola, Ordinance No. 15-14 was passed on first reading. The roll call vote was unanimous.

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

- 2015-150 RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR
LICENSES - CLUB
- 2015-151 RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR
LICENSE - HOTEL/MOTEL EXCEPTION
- 2015-152 RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR
LICENSES
- 2015-153 AWARD OF CONTRACT – BEYER CHRYSLER-JEEP-DODGE
PURCHASE OF 2015 DODGE DURANGO SS AWD
- 2015-154 PROMOTION OF POLICE DEPARTMENT PERSONNEL M.
DOLLARD & D. GLEESON
- 2015-155 EXTEND THIRD QUARTER TAXES GRACE PERIOD TO
AUGUST 18, 2015
- 2015-156 AUTHORIZING EXECUTION OF A HOLD HARMLESS
AGREEMENT
WITH SOMERSET COUNTY TO PARTICIPATE IN THE
COUNTY'S "WEEKEND JOURNEY THROUGH THE PAST
YEAR"

- 2015-157 RELEASE OF PERFORMANCE BOND – STREET OPENING PERMIT #2015-01
- 2015-158 AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO EXECUTE AN AGREEMENT FOR ANIMAL CONTROL AND KENNEL SUPPORT SERVICES FOR THE YEAR 2015
- 2015-159 APPOINTING KAREN DENAVE AS PENSION CERTIFYING OFFICER
- 2015-160 AUTHORIZING THE CANCELLATION OF TAX BALANCES TO THE CURRENT FUND BALANCE
- 2015-161 AWARD OF CONTRACT 2015 STREETS OVERLAY TO SCHIFANO CONSTRUCTION CORPORATION
- 2015-162 REJECTING BIDS FOR WAGNER FARM MULTI-USE CENTER
- 2015-163 AUTHORIZING FILING OF YOUTH SERVICES COMMISSION GRANT APPLICATION WITH SOMERSET COUNTY
- 2015-164 AWARD OF CONTRACT – LIBRARY INTERIORS, INC. FURNITURE FOR LIBRARY
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- 2015-165 AWARD OF CONTRACT – COMMERCIAL INTERIORS DIRECT CARPETING - 1ST FLOOR AND STAIRWELL - LIBRARY BUILDING MRESC UTILIZING THE COOPERATIVE PRICING SYSTEM
- 2015-166 AMENDING RESOLUTION NO. 2015-96 ENTITLED “APPOINTMENT OF MEMBERS TO THE WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT - EUGENE S. CERULLI & JOHN J. NIELSEN”

Resolutions No. 2015-150 through No. 2015-166 are appended to the official minutes.

The governing body acknowledged receipt of the Historic Sites six month report. Mrs. Garafola noted that this Committee is need of volunteers.

The governing body will contact Mr. DeFeo to ask him if he would like to serve on the Environmental Commission. He has been involved in the past and is very knowledgeable.

Mr. Krane stated that there was a request in 2014 for a vacation of paper streets known as Oak Avenue and portions of Fourth, Fifth and Sixth Streets. The Developer of a three lot subdivision had requested the vacation. Mr. Lehrer reminded the governing body that they were agreeable and there was Planning Board approval. A Planning Board condition was a vacation of the aforementioned paper streets. Mrs. Garafola expressed a concern as the Township is giving land away. Mr. Lehrer stated that the Township cannot receive payment in this situation and has no legal right to do so. The governing body agreed to the vacation of those streets. An Ordinance is required and will be placed on the next meeting.

Mr. Krane requested that the Township move forward to allow the Finance Office to utilize a third party payroll company to streamline the Office and reduce liabilities. The governing body agreed.

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

Dr. Spivak, Green Brook resident and owner of the Oak Avenue parcels, that were discussed this evening, asked if the vacation of the paper streets would move forward. Mr. Lehrer replied that the required Ordinance will be placed on the next agenda for formal action.

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

On motion of Mr. Sordillo, second of Mr. Lazo, and unanimous voice vote, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Patricia A. DiRocco, RMC
Township Clerk