

**MINUTES OF THE WARREN TOWNSHIP COMMITTEE  
SEPTEMBER 3, 2015**

**SPECIAL MEETING**

The Township Committee of the Township of Warren, County of Somerset, State of New Jersey, convened in Public Session on Thursday, September 3, 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 August 14 and August 28, 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. 2015-185, seconded by Mr. Lazo 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:

Pending Litigation: Chase Partners Warren LLC vs Warren Township  
Contract Negotiations: Block 32, Lots 9.01 & 9.05

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 7:10 p.m.

Mayor Marion led all in the Pledge of Allegiance.

Mayor Marion introduced Ordinance No. 15-14 by title for second reading and adoption and read 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**

Mayor Marion stated that the Second Reading and Public Hearing on Ordinance No. 15-14 was held on August 13, 2015. The Ordinance was tabled from the August 13, 2015 meeting to the September 3, 2015 meeting to take formal action on adoption.

Mr. DiNardo made a Motion to remove Ordinance No. 15-14 from the table for formal action, seconded by Mrs. Garafola. The roll call vote was unanimous.

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Mayor Marion gave a brief synopsis regarding Ordinance No. 15-14 and stated that the public hearing would be re-opened in the interest of affording residents present the opportunity to speak. The Mayor opened the Public Hearing.

Mr. Ziegelheim, 5 Quail Run, asked about the existing square footage of the Municipal building. Mr. Krane stated that the building was approximately 11,000 and the Police building was approximately 3,000 square feet. Mr. Ziegelheim said that there would be additional facilities, possibly additional staff and furnishings. There is no growth in Warren and this would be a major tax problem.

Ms. Amsterdam, 3 Thoresen Road, stated that there was a referendum for the Library and the High School addition. Residents expect this procedure. She proposed that the governing body provide all costs to the residents.

Mr. Lakatos, 7 Horseshoe Road, said that he was glad residents came to the meeting to speak on the issue.

Mr. Campione, 75 Mountain View Road, asked if there was architectural approval. Mr. Krane noted that the Construction Department must approve permits. Mr. Campione asked if bids were received. Mr. Krane replied that 17 bids were received. The lowest bid was \$5,949,000 and the second lowest bid was \$50,000 higher. Mr. Campione stated that he will be monitoring the project. He also said that there should have been a referendum.

A resident at 4 Larsen Lane stated that there should have been a referendum. He suggested a different form of government and that he is very disappointed.

Mrs. Good, 10 Hazelwood Court, stated that she agrees with the resident's concerns and this was sneaky.

Mayor Marion reminded all that this project was discussed for over three years and discussed at more than five meetings. The governing body has always worked towards lowering taxes and has been fiscally prudent.

Mr. DiNardo stated that the governing body has always kept taxes down. The municipal taxes are only 15% of the total tax bill. Mr. Sordillo said that the County taxes are high as well as School taxes. Residents should complain about those taxes. Mrs. Garafola stated that it is a myth that there were referendums on every project.

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There were no referendums on the Court building and the Library. There were no complaints from residents. Mr. Sordillo said that if residents wanted a referendum, the process should have started two years ago when there were serious discussions. He believes that a referendum would have passed. Also, the cost will be significantly higher if the Township waits.

Mr. Brown, Cummings Construction Management, informed all that \$215 per square foot for the proposed building is very low. The governing body has done so much in an effort to lower the cost.

Mr. Rust, 54 Dock Watch Hollow Road, stated that the role of government is to take care of the infrastructure. He said that he is disturbed by resident's negative comments. The Township Committee does not waste money. He has no interest in getting involved in a project that would raise taxes by \$30 a year. It is not fair to cast dispersions.

Mr. Fitzgerald, 19 Olsen Drive, stated that there needs to be more communication. There should have been mailings to residents. The cost that was originally projected at \$4.7 million and is now \$7.2 million should have been explained.

Mr. Ziegelheim, 5 Quail Run, stated that this is not an attack on the governing body. It would be better if the project was brought down to \$5 million.

Ms. Amsterdam, Thoresen Road, rebutted Mr. Sordillo's comments on the liability of a lawsuit. The stairs are ok in the building. The governing body should have not abandoned a referendum.

Mayor Marion closed the Public Hearing on Ordinance No. 15-14, as no one else wished to speak.

On motion of Mayor Marion, second of Mr. Sordillo, Ordinance No. 15-14 was adopted. The roll call vote was unanimous.

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

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On motion of Mr. Lazo, second of Mr. DiNardo, Resolution No. 2015-186 entitled "AWARD OF CONTRACT TO JCP&L FOR ELECTRICAL SERVICES FOR THE NEW MUNICIPAL BUILDING" was introduced and adopted. The roll call vote was unanimous.

Resolution No. 2015-186 is appended to the official minutes.

On motion of Mr. Sordillo, second of Mrs. Garafola, Resolution No. 2015-187 entitled "ADOPTION OF POLICY ENTITLED "USE OF ANNUAL FUND BALANCE AND FUNDS RECEIVED FROM PAYMENT IN LIEU OF TAXES FROM THE 29 DUBOIS ROAD URBAN RENEWAL, LLC REDEVELOPMENT PROJECT TO DEFRAY THE IMPACT OF DEBT SERVICE FOR THE NEW MUNICIPAL BUILDING CONSTRUCTION" was introduced and adopted. The roll call vote was unanimous.

Resolution No. 2015-187 is appended to the official minutes.

On motion of Mr. DiNardo, second of Mrs. Garafola, Resolution No. 2015-188 entitled "AWARD OF CONTRACT FOR THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING TO BISMARCK CONSTRUCTION CORPORATION" was introduced and adopted. The roll call vote was unanimous.

Resolution No. 2015-188 is appended to the official minutes.

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

Lynn Crofton, Green Brook Township, spoke of an accident on Route 78 in which there were two fatalities. She complained about being stuck for over 90 minutes. The State Police would not let anyone move. She said that someone called the Warren Police Department and they hung up on the person. A call was made to the State Police in Somerville and they came out and moved the traffic.

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

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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