

**MINUTES OF THE WARREN TOWNSHIP COMMITTEE  
NOVEMBER 19, 2015**

**REGULAR MEETING**

The Township Committee of the Township of Warren, County of Somerset, State of New Jersey, convened in Public Session on Thursday, November 19, 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. Sordillo  
Mrs. Garafola  
Mayor Marion

Absent: Mr. DiNardo

Also Present: Mark M. Krane, Township Administrator  
Patricia A. DiRocco, RMC, Township Clerk  
Jeffrey B. Lehrer, Township Attorney

Mr. Sordillo introduced and read Resolution No. 2015-234, 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:

Contract Negotiations: Labor Contract - Teamsters Local #102  
Litigation: U.S. District Court – Hwang Vs. Warren Township  
Property Acquisition: Bl. 32 Lot 9.01  
Pending Litigation: Affordable Housing

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 7:20 p.m.

Mayor Marion led all in the Pledge of Allegiance.

Mr. Sordillo introduced Ordinance No. 15-21 by title for second reading/adoption and read the following:

**BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$535,000 FOR IMPROVEMENTS TO ROUND TOP ROAD FOR AND BY THE TOWNSHIP OF WARREN IN THE COUNTY OF SOMERSET, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$508,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING PART OF THE APPROPRIATION**

Mayor Marion opened the Public Hearing on Ordinance No. 15-21. No one wished to speak and the hearing was closed.

On motion of Mr. Sordillo, second of Mr. Lazo, Ordinance No. 15-21 was adopted. The roll call vote was unanimous.

Mr. Lazo introduced Ordinance No. 15-22 by title for second reading/adoption and read the following:

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AN ORDINANCE AUTHORIZING THE VACATION OF A DRAINAGE EASEMENT BETWEEN THE "THE HOLLOWS AT WARREN" KNOWN AS BLOCK 86.01, LOT 28.04 AND WARREN TOWNSHIP

Mayor Marion opened the Public Hearing on Ordinance No. 15-22. No one wished to be heard and the Public Hearing was closed.

On motion of Mr. Lazo, second of Mrs. Garafola, Ordinance No. 15-22 was adopted. The roll call vote was unanimous.

On motion of Mr. Sordillo, second of Mrs. Garafola, the Regular and Executive session meeting minutes of October 15, 2015 were approved. 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 of the meeting was closed.

Mrs. Garafola introduced and read Resolution No. 2015-235 for the payment of bills, seconded by Mr. Lazo. The roll call vote was unanimous.

Resolution No. 2015-235 is appended to the official minutes.

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

- 2015-236     AUTHORIZING ENDORSEMENT FOR CANCELLATION OF TOWNSHIP HOUSING REHAB MORTGAGES
  
- 2015-237     RENEWAL OF PLENARY RETAIL CONSUMPTION LIQUOR LICENSE  
                  SPRINGFIELD BERKELEY LLC - POCKET LICENSE
  
- 2015-238     PROMOTION OF POLICE DEPARTMENT PERSONNEL OFFICER ERIC TASK
  
- 2015-239     RELEASE OF PERFORMANCE BOND – STREET OPENING PERMIT #2015-09
  
- 2015-240     AWARD OF CONTRACT – LIGHTPATH, INC. INTERNET AND RELATED SERVICES FOR NEW MUNICIPAL BUILDING

- 2015-241 AUTHORIZING COOPERATIVE PURCHASING AGREEMENT WITH HOUSTON-GALVESTON AREA COUNCIL COOPERATIVE PURCHASING PROGRAM
- 2015-242 RELEASE OF SEASONAL PERFORMANCE BOND BLOCK 27 LOT 31.02
- 2015-243 APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM STATE OF NEW JERSEY – 2015 BODY ARMOUR REPLACEMENT FUND
- 2015-244 APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM STATE OF NEW JERSEY – 2015 ALCOHOL EDUCATION REHAB FUND
- 2015-245 RELEASE OF PERFORMANCE BOND DISTINCTIVE PROPERTIES LLC BLOCK 87.03 LOTS 1 & 6.01
- 2015-246 EXTENSION OF CONTRACT – ROCK SALT THROUGH SOMERSET COUNTY COOPERATIVE PURCHASING AGREEMENT
- 2015-247 AWARD OF CONTRACT – ROCK SALT THROUGH MCCPC COOPERATIVE PURCHASING AGREEMENT
- 2015-248 AUTHORIZING INCREASING THE EXPENDITURE LIMITATION MAGIC TOUCH CONSTRUCTION CO. INC. PLUMBING SERVICES FOR TOWNSHIP OWNED BUILDINGS & PROPERTY
- 2015-249 CHANGE ORDER #1 - HILLCREST ROAD PRESSURE SANITARY SEWER SYSTEM PROJECT
- 2015-250 AUTHORIZING THE MUNICIPAL ALLIANCE CONTRACT FOR 2015-2016 WITH SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS
- 2015-251 EXTENSION OF CONTRACT – PLUMBING SUBCODE THIRD PARTY INSPECTION SERVICES TO EIC INSPECTION AGENCY INC.

- 2015-252 AUTHORIZING BUDGET TRANSFERS IN THE AMOUNT OF \$111,000
- 2015-253 REQUESTING PERMISSION FOR DEDICATION BY RIDER FOR DONATION TO THE WARREN TOWNSHIP POLICE DEPARTMENT REQUIRED BY THE FEDERAL LAW ENFORCEMENT EQUITABLE SHARING ACCOUNT TRUST
- 2015-254 APPOINTMENT OF ALTERNATE MUNICIPAL PROSECUTOR
- 2015-255 AUTHORIZING MAYOR TO EXECUTE IRS FORM 8283 REGARDING LAND DONATION LOT 20.07 BLOCK 82
- 2015-256 AMENDING AND RESTATING THE CAFETERIA PLAN
- 2015-257 AUTHORIZING THE TRANSFER OF FINGERPRINT FUMING UNIT NO LONGER USED BY THE WARREN TOWNSHIP POLICE DEPARTMENT TO THE SOMERSET COUNTY PROSECUTOR'S OFFICE
- 2015-258 AUTHORIZING ISSUANCE OF FIREWORKS PERMIT POP WARNER ATHLETIC FIELD
- 2015-259 AUTHORIZING THE EXECUTION OF AN ACKNOWLEDGEMENT LETTER FOR THE CONSTRUCTION FINANCING ON BEHALF OF 29 DUBOIS ROAD URBAN RENEWAL, LLC PURSUANT TO A REDEVELOPMENT AGREEMENT WITH THE TOWNSHIP

Resolutions No. 2015-236 through No. 2015-259 are appended to the official minutes.

Mr. Lehrer gave an update on Affordable Housing. Judge Miller imposed two deadlines in December. A Court approved matrix form on the Township's planned housing and a scheduled meeting with interested parties desiring to build units in Warren. The Mayor commented that Warren is doing a great job with this issue and that the residents will continue to be kept informed. The Township needs to be protected.

Mrs. Garafola stated that the Master Plan is being revised. This is an arduous task. She said that she is looking forward to working on it again next year with the Planning Board.

Mr. Krane noted that residents are being referred to Congressman  
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Lance's office regarding Post Office/mail delivery problems. Mayor Marion stated that residents need to complain when there are problems.

On Motion of Mr. Sordillo, second of Mr. Lazo, Desiree Denourie was appointed to the Environmental Commission to fill an unexpired term, said term to expire on December 31, 2017. The roll call vote was unanimous.

Mr. Krane informed the governing body that there are several solar companies that are seeking permission to solicit residents regarding the installation of solar in residential homes. Mr. Krane will investigate further and report back to the governing body.

Mr. Lazo spoke of the formation of a sub-committee regarding affordable housing that will meet with interested parties that want to develop housing in the Township. Mr. Lehrer recommended selecting two governing body members. Mayor Marion will sit on the committee. Mrs. Garafola suggested that Mr. DiNardo be selected as well.

Mr. Chadwick, Township Planner, outlined the draft of the Master Plan Land Use Amendments which includes eighteen amendments. These amendments are appended to the official minutes. The complete document and map is on file in the Township Clerk's Office. The governing was generally in favor of the proposed amendments.

Mr. Krane recommended that the governing body review Township Engineer Kastrud's Flood Protection Plan Annual Review Report. The information will be posted on the Township's website.

Mr. Krane referred to the Wagner Farm multi-use building. The governing body will review an alternative design and further discuss. Mrs. Garafola requested information regarding insurance funds received and a comparison of past and present plans.

The governing body was in agreement with the proposed 2016 Holiday Schedule.

Mrs. Sordillo left the meeting at 8:30 p.m.

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

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Mr. Helewa, 79 Reinman Road, congratulated the governing body on being proactive with Mt. Laurel Housing. He stated that he was somewhat confused over the third round numbers. Mr. Lehrer explained the process and informed Mr. Helewa that the EConsult Report will be coming out in December. The numbers will then make sense. With regards to a Municipal project, he asked if that would be bonded. Mr. Lehrer explained that it could be bonded or have a developer build through the redevelopment process and then there would be incentives for the developers. He also asked about the Affordable Housing Trust Fund. Mrs. Garafola commented about the funds expended from the Affordable Housing Trust Fund. The affordability controls in place for 30 years were about to expire. Many renters could have been homeless. The Township wanted to protect these residents and funds were expended. Mr. Helewa stated that he was very interested in viewing the Matrix and asked that the Township have a simple explanation and overview available for review. Mayor Marion stated that the Township has been very protective and transparent. Mr. Lehrer told Mr. Helewa that the Reading Report is very comprehensive and he could read that Report. Mrs. Garafola spoke about the issue of sewer capacity. If that is inadequate, the Township would have to pay to build those sewers. It is a worrisome aspect. The Township has always met its obligation and has been very proactive.

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

On motion of Mrs. Garafola, second of Mr. Lazo, and unanimous voice vote, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Patricia A. DiRocco, RMC  
Township Clerk