

**TOWNSHIP OF WARREN
TOWNSHIP COMMITTEE PUBLIC MEETING AGENDA
SEPTEMBER 7, 2017**

**RESOLUTION NO. 2017-222
EXECUTIVE SESSION**

- Affordable Housing Litigation Update

At 6:31 PM, Mayor Garafola made a motion, seconded by Committeeman Lazo to approve Resolution 2017-222 and enter into closed session. Roll Call: All in favor. Closed Session ended at 7:00 PM.

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 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 public meeting to order at 7:09 PM

All present recited the Pledge of Allegiance

ROLL CALL: Mayor Garafola, Deputy Mayor Sordillo, Committeeman DiNardo and Committeeman Lazo were present. Committeeman Marion was absent but excused.

PROCLAMATION – CONSTITUTION WEEK

Committeeman Lazo and Freeholder Peter Palmer read the Proclamation

CERTIFICATE OF RECOGNITION was presented by Mayor Garafola to:
DEEPA & ROOPA IRAKAM

DONATION WARREN POLICE K-9 UNIT

David and Dalton Rosenfarb presented a \$1000.00 donation check to Warren's K-9 Unit

PUBLIC HEARINGS:

ORDINANCE NO. 17-15 (second reading/adoption)
AN ORDINANCE AUTHORIZING THE SALE OF PUBLIC LAND IDENTIFIED AS
BLOCK 22 LOT 3

Mayor Garafola opened the Public Hearing, and as there was no public comment closed the Public Hearing and called for a motion to adopt Ord. 17-15

Deputy Mayor Sordillo made a motion to adopt Ordinance No. 17-15, seconded by Committeeman Lazo. Roll call: All in Favor. Committeeman Marion was absent.

APPROVAL OF TOWNSHIP COMMITTEE MINUTES:

Committeeman DiNardo made a motion to approve the Regular and Executive Session for the August 17, 2017 Township Committee meeting and the Executive Session Minutes as redacted by the Township Attorney for July 21, 2011 and December 8, 2011. Voice Vote: All in favor

REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS – there were none at this time

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REPORTS OF STANDING COMMITTEES:

Mayor Garafola reminded everyone about the Car Show on Sunday, Sept. 10th from 9:00 AM to 3:00 PM which is a fundraiser for the Fire Dept.

COMMENTS ON AGENDA ITEMS:

Joe Lakatos, 7 Horseshoe Lane, questioned the redevelopment Ordinances. Atty. Lehrer explained the procedure according to the state statute and the MLUL for deeming properties in need of redevelopment.

BILLS:

RESOLUTION NO. 2017-223

Deputy Mayor Sordillo made a motion to adopt, Resolution 2017-223. Seconded by Committeeman Lazo; Discussion: Mr. Krane noted that this first time payment to the Sewerage Authority was as a result of the policy changes made, whereby the Tax Collector would collect the Sewer payments, allowing residents to pay their taxes and sewer bills in one location.

Roll call: All in favor.

COMMUNICATIONS AND PETITIONS – there were none at this time

NEW BUSINESS:

Clerk Reese asked that the Township Committee appoint Clara Medina to the Recreation Commission. The appointment for Ms. Medina as 2nd Alternate, term expiring 12/31/2020 was approved by the Township Committee.

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

AN ORDINANCE RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC TO PORTIONS OF DUBOIS ROAD, AND REVERTING TITLE TO CONSOLIDATING THE VACATED AREA WITH ADJACENT PROPERTIES REGARDING A MINOR SUBDIVISION APPROVAL WITH CRC COMMUNITIES AT SLEEPY HOLLOW INC.

Explanation: This Ordinance vacates all of the right, title and interest of the Township of Warren in certain portions Dubois Road as currently identified on the Official Tax Map of the Township of Warren as a paper street.

Committeeman Lazo made a Motion to pass Ordinance No. 17-16 on first reading. Second: Committeeman DiNardo. Roll call: All in favor. Committeeman Marion was absent.

Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM

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

AN ORDINANCE RELEASING, EXTINGUISHING AND VACATING THE RIGHTS OF THE PUBLIC TO PORTIONS OF GREGORY LANE, AND REVERTING TITLE TO CONSOLIDATING THE VACATED AREA WITH ADJACENT PROPERTIES REGARDING A MAJOR SUBDIVISION APPROVAL WITH DR. MOHANNED AND CATHERINE SAFFAF

Explanation: This Ordinance vacates all of the right, title and interest of the Township of Warren in certain portions Gregory Lane as currently identified on the Official Tax Map of the Township of Warren as a paper street.

Deputy Mayor Sordillo made a Motion to pass Ordinance No. 17-17 on first reading. Second: Committeeman Lazo. Roll call: All in favor. Committeeman Marion was absent.

Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM.

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ORDINANCE NO. 17-18 (by title for introduction)

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN "AREA IN NEED OF REDEVELOPMENT" KNOWN AS THE "LINDBERG AVENUE REDEVELOPMENT AREA" CONSISTING OF BLOCK 114, LOT 22.03 AND A PORTION OF LOT 22.04 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XVI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN ENTITLED "ZONING" BY THE AMENDMENT OF SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATIONS", AND BY THE ADDITION OF NEW SECTION 16-19 ENTITLED "REDEVELOPMENT PLANS" AND THE ADDITION OF NEW SUBSECTION 16-19.1 ENTITLED "LINDBERG AVENUE AREA (BLOCK 114, LOT 22.03 & A PORTION OF LOT 22.04) REDEVELOPMENT PLAN".

Committeeman DiNardo made a Motion to pass Ordinance No. 17-18 on first reading. Second: Committeeman Lazo. Roll call: All in favor. Committeeman Marion was absent. Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM.

ORDINANCE NO. 17-19 (by title for introduction)

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN "AREA IN NEED OF REDEVELOPMENT" KNOWN AS THE "KING GEORGE INN REDEVELOPMENT AREA" CONSISTING OF BLOCK 78, LOT 12 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XVI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN ENTITLED "ZONING" BY THE AMENDMENT OF SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATIONS", AND BY THE ADDITION OF NEW SUBSECTION 16-19.2 ENTITLED "KING GEORGE INN AREA (BLOCK 78, LOT 12) REDEVELOPMENT PLAN".

Deputy Mayor Sordillo made a Motion to pass Ordinance No. 17-19 on first reading. Second: Committeeman Dinardo. Roll call: All in favor. Committeeman Marion was absent. Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM.

ORDINANCE NO. 17-20 (by title for introduction)

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN "AREA IN NEED OF REDEVELOPMENT" KNOWN AS THE "FLAG PLAZA REDEVELOPMENT AREA" CONSISTING OF BLOCK 88.04, LOT 15 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND AMENDING CHAPTER XVI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN ENTITLED "ZONING" BY THE AMENDMENT OF SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATIONS", AND BY THE ADDITION OF NEW SUBSECTION 16-19.3 ENTITLED "FLAG PLAZA AREA (BLOCK 88.04, LOT 15) REDEVELOPMENT PLAN".

Committeeman Lazo made a Motion to pass Ordinance No. 17-20 on first reading. Second: Committeeman DiNardo. Roll call: All in favor. Committeeman Marion was absent. Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM.

ORDINANCE NO. 17-21 (by title for introduction)

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN "AREA IN NEED OF REDEVELOPMENT" KNOWN AS THE "MT. BETHEL REDEVELOPMENT AREA" CONSISTING OF BLOCK 78, LOTS 15.01 & 15.02 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN IN ACCORDANCE WITH N.J.S.A. 40A:12A-7, AND SUPPLEMENTING AND

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AMENDING CHAPTER XVI OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN ENTITLED "ZONING" BY THE AMENDMENT OF SECTION 16-3 ENTITLED "OFFICIAL ZONING MAP AND INTERPRETATIONS", AND BY THE ADDITION OF NEW SUBSECTION 16-19.4 ENTITLED "MT. BETHEL AREA (BLOCK 78, LOTS 15.01 & 15.02) REDEVELOPMENT PLAN".

Deputy Mayor Sordillo made a Motion to pass Ordinance No. 17-21 on first reading. Second; Committeeman Lazo. Roll call. All in favor. Committeeman Marion was absent. Mayor Garafola noted that Public Hearing for Ord. 17-16 is scheduled for October 5th at 7:00 AM.

CONSENT AGENDA RESOLUTIONS

Resolutions No. 2017-224 through No. 2017-235 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. 2017-224 through 2017- 235. Second; Committeeman Lazo. Roll call: All in favor. Committeeman Marion was absent.

- 2017-224 ADVISING THE SOMERSET COUNTY BOARD OF CHOSEN FREEHOLDERS OF MUNICIPAL PARTICIPATION IN THE SECOND UPDATE OF THE SOMERSET COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

- 2017-225 RELEASE OF PERFORMANCE BOND WARREN PROFIT GROUP, LLC BLOCK 82, LOT 7.01

- 2017-226 AUTHORIZING EXECUTION OF TRANSPORTATION IMPROVEMENT DISTRICT CONTRIBUTIONS AGREEMENT WITH SK PARIKH & GROUP LLC

- 2017-227 AUTHORIZES REQUESTING THAT THE DEPARTMENT OF AGRICULTURE MEETS OBLIGATIONS PER P.L. 2015, C 76 AND ADOPTS REGULATIONS REGARDING BEEKEEPING

- 2017-228 RELEASE OF PERFORMANCE BONDS - STREET OPENING PERMITS

- 2017-229 CANCELING UNEXPENDED PORTION OF THE SOMERSET COUNTY GRANT FOR WATCHUNG HILLS MUNICIPAL ALLIANCE FOR 2016 IN THE AMOUNT OF \$6,541.75

- 2017-230 AUTHORIZING A SHARED SERVICE AGREEMENT WITH WATCHUNG HILLS REGIONAL HIGH SCHOOL FOR A SCHOOL RESOURCE OFFICER

- 2017-231 ADOPTING SUSTAINABLE NEW JERSEY LAND USE PLEDGE

- 2017-232 AWARD OF CONTRACT TOWNSHIP ENGINEER

- 2017-233 AUTHORIZING THE ACCEPTANCE OF DONATIONS FOR RECREATION PROGRAMS FROM THE SEGAL FAMILY

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2017-234 AWARD OF CONTRACT - ROUND TOP ROAD IMPROVEMENT PROJECT J.A. ALEXANDER, INC.

2017-235 AUTHORIZING THE DESIGNATION OF BLOCK 71, LOT 37.01 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WARREN AS AN "AREA IN NEED OF REDEVELOPMENT" UNDER THE NEW JERSEY LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ.)

RESOLUTIONS:

2017-236 APPOINTMENT OF ALTERNATE COMMISSIONER
GARDEN STATE MUNICIPAL JOINT INS. FUND

Committeeman DiNardo made a Motion to adopt Resolutions No. 2017-236. Second; Committeeman Lazo. Roll call: All in favor. Committeeman Marion was absent.

DEFERRED BUSINESS:

Mayor Garafola reminded everyone about the Seniors' Picnic on September 13th from 11:30 AM – 3:00 PM. She also invited everyone to the 9/11 Memorial Service on Monday, September 11th at 8:30 AM.

DISCUSSION:

2018 Budget Goals and Objectives and 2018 Budget Process and Procedures

Administrator Krane prepared a memo for the Township Committee and after a short discussion, the Township Committee agreed to the Goals and Procedures set forth by Mr. Krane.

Affordable Housing

Attorney Lehrer gave an update on the recent court proceedings and noted that Judge Miller has granted Warren Township an extended immunity until January 31, 2018.

Amend Noise Ordinance

Administrator Krane provided the Township Committee with the current Noise Ordinance in the Township Code Book. A discussion ensued and the Committee decided not to amend the noise ordinance.

Land Use Applications – 200 Ft. Property Notice

Administrator Krane requested that the Township code be amended to appoint the Land Use Coordinator as the sole entity to handle any 200 ft. property notice requests. All agreed.

PRIVILEGE OF THE FLOOR

Members of the public wishing to address the governing body on any matter will be allowed three (3) minutes, unless there are unusual circumstances.

Mr. Lakatos, 7 Horseshoe Lane, asked what decision had been made about the old Town Hall building. Since none has been made to date, he urged the Committee to demolish the building and increase the parking in the municipal complex. He also requested that the morning scheduled Township Committee meetings cease.

Jim Galfy, 26 Emily Terrace – asked for an explanation on the July 25th letter sent to residents by Mr. Krane's office regarding the Budget for 2017 and the amount of taxes that needed to be raised. Mr. Krane responded and agreed that the letter was a bit confusing. Mr. Krane reminded Mr. Galfy

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that the Township des reimburse their homeowners association a portion of their snowplowing expenses according to the formula issued by the state.

Mr. Galfy asked for further clarification on the PILOT (*Payment in Lieu of Taxes*) program on DuBois Road. The Mayor explained that the homeowners pay a 95% service charge to the township and 5% service charge to the County. This is considered a payment of 'taxes', which are not tax deductible under IRS, so that this is a disadvantage to anyone buying in such a complex, compared to someone who buys a home, pays taxes and then deducts those taxes from income tax reports.

ADJOURN

Committeeman DiNardo made a motion, seconded by Deputy Mayor Sordillo to adjourn. Voice vote: All in favor. The meeting adjourned at 8:18 PM.

Respectfully submitted,

Cathy Reese, RMC
Township Clerk

Approved: October 5, 2017