

**TOWNSHIP OF WARREN
TOWNSHIP COMMITTEE PUBLIC MEETING MINUTES
OCTOBER 5, 2017**

At 6:30 AM, Committeeman Marion made a motion seconded by Committeeman DiNardo to move to closed session, Voice Vote: All in favor

EXECUTIVE SESSION – RESOLUTION NO. 2017-237

- Litigation: Affordable Housing

OPEN PUBLIC MEETING

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 September 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 7:05 AM

All present recited the Pledge of Allegiance and there was a moment of silence for Former Mayor Alvin Florey and the 58 victims of the Las Vegas shooting.

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

Also present was Attorney Lehrer, Planner Chadwick, Police Chief Keane, Administrator Krane and Clerk Reese

Committeemen Lazo and Marion received the donation of a new AED from Maureen Boulenger of Atlantic Health and Dave Peterson from Atlantic Ambulance.

Deputy Mayor Sordillo presented a Certificate of Achievement to Police Chief Keane for the Police Department's recent certification of the "Missing Kids Readiness Project." Warren Police Department is the 9th law enforcement in New Jersey to achieve this status and the 45th in the nation.

Mayor Garafola read the PROCLAMATION making October BREAST CANCER AWARENESS MONTH. Pink ribbons will be placed on poles and trees throughout the Township for the entire month of October.

PUBLIC HEARINGS

Committeeman Marion recused himself from this ordinance and left the Dais

Committeeman DiNardo read the following:

ORDINANCE NO. 17-16 (second reading/adoption)

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.

Mayor Garafola opened PUBLIC HEARING; and as there was no comment closed the PUBLIC HEARING and asked for a motion to adopt. Committeeman DiNardo made a Motion to adopt Ordinance No. 17-16. Seconded by Deputy Mayor Sordillo. Roll call: All in favor, Committeeman Marion, recused.

Committeeman Marion returned to the Dais.
Deputy Mayor Sordillo read the following:

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

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

Mayor Garafola opened PUBLIC HEARING; and as there was no comment closed the PUBLIC HEARING and asked for a motion to adopt. Deputy Mayor Sordillo made a Motion to adopt Ordinance No. 17-16. Seconded by Committeeman Lazo. Roll call: All in favor

Committeeman Lazo read the following:

ORDINANCE NO. 17-18 (second reading/adoption)

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".

Mayor Garafola opened PUBLIC HEARING; and as there was no comment closed the PUBLIC HEARING and asked for a motion to adopt. Committeeman Lazo made a Motion to adopt Ordinance No. 17-18. Seconded by Committeeman DiNardo. Roll call: All in favor

Committeeman Marion read the following:

ORDINANCE NO. 17-19 (second reading/adoption)

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".

Mayor Garafola opened PUBLIC HEARING. Mr. Rick de Pinho, 11 Wilshire Road asked about the Township Committee's plans for this site. Atty. Lehrer explained the procedure that this ordinance changes the zoning to an area in need of redevelopment, however it is up to a Developer to come in with a plan for this area and present it to the Planning Board. To date there has been no plan presented to the planning board for this site. As there was no further comments Mayor Garafola

closed the PUBLIC HEARING.

Mayor Garafola made a Motion to adopt Ordinance No. 17-19. Seconded by Deputy Mayor Sordillo.
Roll call: All in favor

Committeeman Marion recused himself from the following ordinances and left the Dais
Committeeman DiNardo read the following:

ORDINANCE NO. 17-20 (second reading/adoption)

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".

Mayor Garafola opened the public hearing. Mr. Rick de Pinho, 11 Wilshire Road, asked if there were any plans to review for this redevelopment. Atty. Lehrer explained the procedure that this ordinance changes the zoning to an area in need of redevelopment, however it is up to a Developer to come in with a plan for this area and present it to the Planning Board. To date there has been no plan presented to the planning board for this site. As there was no further comments Mayor Garafola closed the PUBLIC HEARING.

Committeeman DiNardo made a Motion to adopt Ordinance No. 17-20. Seconded by Deputy Mayor Sordillo. Roll call: Committeeman Lazo, yes; Committeeman Marion recused, Committeeman DiNardo, yes; Deputy Mayor Sordillo, yes and Mayor Garafola, yes.

Deputy Mayor Sordillo read the following statement:

ORDINANCE NO. 17-21 (second reading/adoption)

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 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".

Mayor Garafola opened the public hearing for Ord. 17-21. Mr. Rick de Pinho, 11 Wilshire Road, asked if there were any plans to review for this redevelopment.

Atty. Lehrer explained the procedure that this ordinance changes the zoning to an area in need of redevelopment, however it is up to a Developer to come in with a plan for this area and present it to the Planning Board. To date there has been no plan presented to the planning board for this site. As there was no further comments Mayor Garafola closed the PUBLIC HEARING.

Deputy Mayor Sordillo made a Motion to adopt Ordinance No. 17-21. Seconded by Committeeman Lazo. Roll call: Committeeman Lazo, yes; Committeeman Marion recused, Committeeman DiNardo, yes; Deputy Mayor Sordillo, yes and Mayor Garafola, yes.

Committeeman Marion returned to the Dais.

MINUTES

Committeeman Lazo made a MOTION TO APPROVE TOWNSHIP COMMITTEE MINUTES for the Regular and Executive Session – September 7, 2017. Seconded by Committeeman DiNardo.
Voice Vote: All in Favor.

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

REPORTS OF STANDING COMMITTEES

Committeeman Marion thanked the Rosenfarb family for their donation to the Police Dept. Dog Unit. Mr. Marion also reported that they had a ceremony at East County Park to begin the second phase of the Park project which would join the two areas of the park.

Committeeman Lazo reported that negotiations for the new Park and Ride were almost completed, and one schedule.

Deputy Mayor Sordillo urged the residents to contact Congressman Lance to voice their objections to the proposed tax reform by the federal government, which would greatly impact the Senior Community and the real estate market in New Jersey. He also attended the public meeting that Verizon held last week with regards to the utility poles they want to place throughout the town to enhance their cell/internet service. Deputy Mayor Sordillo agreed with the residents that Verizon should not be able to place the poles wherever they see fit. Especially in areas of underground utilities.

Deputy Mayor Sordillo noted that Friday, October 6th is Manufacturing Day and that he would be attending the Manufacturing Awards ceremony in Bridgewater.

Committeeman DiNardo reminded everyone about the Somerset County sponsored Fall Leave Cleanup. Volunteers should sign up to help seniors and handicapped neighbors with the yard cleanups by October 31. The Clean Up day is scheduled for November 18th.

Mayor Garafola met with an 8th grader from Warren Township, and she presented a 5 step comprehensive plan to reduce the drug issues in Warren Township. The Mayor was extremely impressed and commended her parents for talking to their children about the drug problem and urged all parents in Warren to have this conversation with their children. Chief Keane will meet with the young lady to review her plan and how it can be implemented.

COMMENTS ON AGENDA ITEMS

Joe Lakatos of Horseshoe Lane, asked about Consent Agenda Resolution 2017-0243. Atty. Lehrer explained how should this law be approved, the tremendous burden it would put on the Municipalities and their staffs.

BILLS

RESOLUTION NO. 2017-238

Committeeman Marion made a Motion to adopt, seconded by Committeeman DiNardo. Roll call: All in favor.

COMMUNICATIONS AND PETITIONS – there were none at this time

NEW BUSINESS

Committeeman DiNardo read the following:

ORDINANCE NO. 17-22 (by title for introduction)

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XV ENTITLED "LAND USE PROCEDURE" OF THE *REVISED GENERAL ORDINANCES OF THE TOWNSHIP*

- 2017-241 APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM A PRIVATE DONATION FOR POLICE K9 ONYX IN THE SUM OF \$1,000
- 2017-242 AUTHORIZING EXECUTION OF AN INDEMNIFICATION AND HOLD HARMLESS AGREEMENT WITH SOMERSET EQUITY INVESTORS, INC. AND COOPER JEWELER'S INC. FOR OVERFLOW PARKING DURING THE YULETIDE BONFIRE WINTER FESTIVAL
- 2017-243 EXPRESSING OPPOSITION TO LEGISLATIVE PROPOSALS REGARDING THE OPEN PUBLIC MEETINGS ACT AND OPEN PUBLIC RECORDS ACT
- 2017-244 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE ADMINISTRATION OE 2016 RESERVE BUDGET TO RESERVE FOR PURCHASE OF OFFICE EQUIPMENT
- 2017-245 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE TAX COLLECTOR OE 2016 RESERVE BUDGET TO RESERVE FOR PURCHASE OF OFFICE EQUIPMENT
- 2017-246 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE HISTORIC SITES OE 2016 RESERVE BUDGET TO RESERVE FOR HISTORIC BUILDING
- 2017-247 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE POLICE S&W 2016 RESERVE BUDGET TO RESERVE FOR RETIREMENT
- 2017-248 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE POLICE OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR POLICE EQUIPMENT
- 2017-249 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE EMERGENCY MANAGEMENT OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR EMERGENCY MANAGEMENT
- 2017-250 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE FIRE DEPARTMENT OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR FIRE EQUIPMENT
- 2017-251 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE MAINTENANCE OF MUNICIPAL PROPERTIES OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR IMPROVEMENTS TO MUNICIPAL BUILDINGS
- 2017-252 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE MAINTENANCE OF WAGNER FARM OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR IMPROVEMENTS TO MUNICIPAL BUILDINGS
- 2017-253 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE FIRE TRUCK MAINTENANCE OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR FIRE EQUIPMENT

- 2017-254 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE IMPROVEMENTS TO MUNICIPAL BUILDINGS OE 2016 BUDGET TO CAPITAL RESERVE FOR IMPROVEMENTS TO MUNICIPAL BUILDINGS
- 2017-255 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE MAINTENANCE OF VEHICLES OE 2016 BUDGET TO CAPITAL RESERVE FOR PURCHASE OF PUBLIC WORKS EQUIPMENT
- 2017-256 CANCELING UNEXPENDED AND UNENCUMBERED BALANCE IN THE PURCHASE OF POLICE EQUIPMENT OE 2016 RESERVE BUDGET TO CAPITAL RESERVE FOR PURCHASE OF POLICE EQUIPMENT
- 2017-257 AWARD OF CONTRACT – TONY SANCHEZ LTD.
AXLE DUMP BODY – DPW VEHICLE
- 2017-258 AUTHORIZING THE EXECUTION OF A CONTRACT MONDIFICATION TO THE AGREEMENT WITH WARREN TOWNSHIP PBA LOCAL 235
- 2017-259 AUTHORIZING ISSUANCE OF FIREWORKS PERMIT
POP WARNER ATHLETIC FIELD – PEP RALLY
- 2017-260 PERSON TO PERSON TRANSFER OF RETAIL CONSUMPTION LIQUOR LICENSE - HOTEL/MOTEL EXCEPTION No. 1820-36-014-005 FROM VALOR HOSPITALITY PARTNERS LLC, RECEIVER FOR NET HOSPITALITY MANAGEMENT LLC. TO VALOR HOSPITALITY PARTNERS, LLC
- 2017-261 AUTHORIZING SUBMISSION AND EXECUTION OF GRANT AGREEMENT WITH NJDOT – REINMAN ROAD

Mayor Garafola made the following ANNOUNCEMENTS:

October 26, 2017 Township Committee meeting is cancelled, the next scheduled meeting is November 16th, 7:00 PM.

Candle Light Vigil for Domestic Violence Awareness is this evening at 7:00 PM at the Municipal Complex

DEFERRED BUSINESS – There was none at this time

DISCUSSION

- a. Best Practices Form - Administrator Krane prepared a memo with regards to Warren's responses to the State mandated Best Practices questionnaire. The Township Committee approved of the responses to all of the questions and gave Mr. Krane permission to file it with the State of New Jersey
- b. Personnel Policy Amendment - Sick Time and Training Reimbursement – Administrator Krane prepare a memo for the Committee's review. A discussion ensued and Mr. Krane will prepare the Amendment for the November Township Committee meeting.
- c. Internet Safe Exchange Stations – Memo from Chief Keane
- d. Affordable Housing – Atty. Lehrer reported that another conference call is scheduled with Judge Miller on Friday, October 6 and that they are still waiting for a final number of required affordable housing units.

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.

Joe Lakatos – 7 Horseshoe Lane

Asked about the discussion of the Noise Ordinance at the last meeting. Atty. Lehrer answered that the Township of Warren uses the state ordinance standards: Up to 60 decibels allowed in the AM and up to 50 decibels allowed in the PM.

Mr. Lakatos also noted his displeasure for 7:00 Am meetings

Mr. Rick de Pinho, 11 Wilshire Road, asked when the blinking light in front of 8 or 10 Mountain Blvd. would be fixed. It has been out for several months. Mr. Krane replied that he was not aware, but that he would see to getting it repaired.

Mr. de Pinho also asked the Township Committee's opinion on the 3 Verizon applications in various neighborhoods for erecting utility poles. Atty. Lehrer advised that the Township Committee could not comment on this issue, because if the application is declined, Verizon has the right to appeal directly to the Township Committee.

Deputy Mayor Sordillo made a Motion to ADJOURN. Seconded by Committeeman Lazo.
Voice vote: All in Favor. The meeting adjourned at 8:13 AM.

Respectfully submitted,

Cathy Reese, RMC
Township Clerk

Approved November 16, 2017