

**TOWNSHIP OF WARREN  
TOWNSHIP COMMITTEE PUBLIC MEETING MINUTES  
NOVEMBER 16, 2017**

**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 7:21 PM.  
All present recited the Pledge of Allegiance

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

Also present was Administrator Mark Krane and Township Attorney Jeffrey Lehrer.

**PRESENTATIONS:**

WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT  
Incident Command Board Donation  
From  
II-VI INC. (2-6) and Celgene Corporation

Fire Administrator Tom Byrnes and Fire Chief Mark Russo showed the Township Committee how the Incident Command Board works during a fire. Deputy Mayor Sordillo presented a Certificate of Appreciation to II-VI, Inc. and Celgene Corporation for their donation.

Mayor Garafola presented a Certificate of Recognition to TOM CASTRONOVA for his work with the Gardner's News and legislation on pesticides

**ANNOUNCEMENTS:**

Mayor Garafola announced that Warren had received a SMART CITY AWARD from the State of New Jersey as part of the Sustainable New Jersey certification.

Deputy Mayor Sordillo read the Somerset County Resolution dedicating October 2017 as National Community Planning Month.

Mayor Garafola noted that the Township had received \$122,230.00 from a Somerset County Grant for renovations to the Mt. Bethel Meeting House, which celebrated its 250<sup>th</sup> Anniversary this year.

Administrator Krane noted that as members of the Statewide Insurance Fund for Workers Comp we received a dividend for \$13,000.00.

**PUBLIC HEARINGS:**

**ORDINANCE NO. 17-22** (second reading/adoption)

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XV ENTITLED "LAND USE PROCEDURE" OF THE *REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN* TO AMEND SECTION 15-2.3 ENTITLED "PROVISIONS APPLICABLE TO BOTH THE PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT.

Mayor Garafola opened the public hearing for Ordinance 17-22, and as there was no public comment, she closed the public hearing and asked for a motion to adopt.

Committeeman Lazo made a Motion to adopt Ordinance No. 17-22, seconded by Deputy Mayor Sordillo. Roll call: Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent.

**ORDINANCE NO. 17-23** (second reading/adoption)

AN ORDINANCE AUTHORIZING THE EXCHANGE OF LANDS BETWEEN  
JCP&L BLOCK 35 LOT 4 AND WARREN TOWNSHIP BLOCK 5 LOT 1.01

Committeeman Lazo read the ordinance by title and made a motion to table for a future meeting. Seconded by Deputy Mayor Sordillo. Roll call: Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent. Ordinance 17-23 is tabled.

**ORDINANCE NO. 17-24** (second reading/adoption)

AN ORDINANCE AUTHORIZING THE VACATION OF A PORTION OF A  
CONSERVATION EASEMENT ON BLOCK 5 LOT 1.01

Deputy Mayor Sordillo read Ordinance 17-24 by title and made a motion to table for a future meeting. Seconded by Committeeman Lazo. Roll call; Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent. Ordinance 17-24 is tabled.

**APPROVAL OF TOWNSHIP COMMITTEE MINUTES:**

Deputy Mayor Sordillo made a motion to approve the Township Committee Regular and Executive Minutes for October 5, 2017. Seconded by Committeeman Lazo. Roll call; Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent.

**REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS:**

Mayor Garafola noted that the Library is now 20 years old and the building will be undergoing some improvements.

Mayor Garafola noted that a new Engineer Executive Director of the Sewer Authority has been hired, Spencer Pierini, starts on November 20<sup>th</sup>.

Deputy Mayor Sordillo attended the Green Team meeting and noted what a great job they have done attaining the Sustainable New Jersey certification.

**REPORTS OF STANDING COMMITTEES** – there were none at this time

**COMMENTS ON AGENDA ITEMS:**

Atty. Jay Bohn, representing Shyam Foods for the bid for a Liquor License addressed the Township Committee regarding his client and the bid process.

Atty. Paul Rajan, representing Bhanu Chalsani for the bid for a Liquor License addressed the Township Committee regarding his client and the bid process.

Atty. Lehrer recommended that we move discussion item #J to this portion of the meeting: Liquor License Bid Atty. Lehrer gave a brief recommendation to the Committee to adopt the following resolution. The Township Committee concurred.

**TOWNSHIP OF WARREN**  
**RESOLUTION 2017-282**  
AWARD OF PROFESSIONAL SERVICES CONTRACT  
HELMER, CONLEY AND KASSELMAN, P.A.  
PROFESSIONAL LEGAL SERVICES

Deputy Mayor Sordillo made a motion to approve Resolution 2017-282. Seconded by Committeeman Lazo. Roll Call: All in favor

Deputy Mayor Sordillo made a motion to defer the decision of the Liquor License bid to the December 14, 2017 meeting in order to give the new Attorneys time to review the files. Seconded by Committeeman Lazo. Voice vote: All in favor.

**COMMENTS ON AGENDA ITEMS – CONTINUED:**

Rick de Pinho – 11 Wilshire Road questioned if Ordinance 17-25 would include affordable housing. Atty. Lehrer responded that it could include *up to* 12 affordable housing units.

**BILLS:**

RESOLUTION NO. 2017-263

Mayor Garafola read resolution 2017-263 to pay the bills and made a motion to adopt. Seconded by Deputy Mayor Sordillo. Roll call: All in favor

**COMMUNICATIONS AND PETITIONS** – there were none at this time

**NEW BUSINESS:**

**ORDINANCE NO. 17-25 (by title for introduction)**

AN ORDINANCE ADOPTING A REDEVELOPMENT PLAN FOR AN “AREA IN NEED OF REDEVELOPMENT” KNOWN AS THE “MT. HOREB & MT. BETHEL ROADS REDEVELOPMENT AREA” CONSISTING OF BLOCK 71, LOT 37.01 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 16-19.5 ENTITLED “MT. HOREB & MT. BETHEL ROADS AREA (BLOCK 71, LOT 37.01) REDEVELOPMENT PLAN”.

**EXPLANATION:** This Ordinance adopts a Redevelopment Plan for an “area in need of redevelopment” known as the “Mt. Horeb & Mt. Bethel Roads Redevelopment Area” consisting of Block 71, Lot 37.01 as shown on the Tax Map of the Township of Warren in accordance with N.J.S.A. 40A:12A-7, and supplements and amends Chapter XVI entitled “Zoning” by the amendment of Section 16-3 entitled “Official Zoning Map and Interpretations”, and the addition new Subsection 16-19.5 entitled “Mt. Horeb & Mt. Bethel Roads Area (Block 71, Lot 37.01) Redevelopment Plan”.

Committeeman Lazo made a Motion to pass Ordinance No. 17-25 on first reading, Seconded by Deputy Mayor Sordillo. Roll call: Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent.

The Public Hearing for this Ordinance will be December 14, 2017 at 7:00 PM.

**ORDINANCE NO. 17-26 (by title for introduction)**

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER III ENTITLED “GENERAL POLICE REGULATIONS” OF THE *REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN* BY ADDING SECTION 3-30 ENTITLED “INTERNET PURCHASE EXCHANGE LOCATION.”

**EXPLANATION:** This Ordinance supplements and amends Chapter III entitled “General Police Regulations” of The Revised General Ordinances of the Township of Warren by adding Section 3-30 entitled “Internet Purchase Exchange Location.”

Deputy Mayor Sordillo made a Motion to pass Ordinance No. 17-26 on first reading, Seconded by Committeeman Lazo. Roll call: Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent.

The Public Hearing for this Ordinance will be December 14, 2017 at 7:00 PM.

**CONSENT AGENDA RESOLUTIONS:**

Resolutions No. 2017-264 through No. 2017-281 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.

Deputy Mayor Sordillo made a Motion to adopt Resolutions No. 2017-264 through 2017-281. Seconded by Committeeman Lazo. Roll call: Committeeman Lazo, yes; Deputy Mayor Sordillo, yes, and Mayor Garafola, yes. Committeemen DiNardo and Marion were absent.

- 2017-264      AUTHORIZING ISSUANCE OF FIREWORKS PERMIT WARREN TOWNSHIP RECREATION DEPARTMENT – BONFIRE EVENT
  
- 2017-265      AUTHORIZING THE SPECIAL TAX APPEAL ATTORNEY TO ENTER INTO A STIPULATION OF SETTLEMENT RELATIVE TO THE TAX APPEALS CAPTIONED AMIT RAUT VS. TOWNSHIP OF WARREN, TAX COURT OF NEW JERSEY, DOCKET NOS. 004979-2017
  
- 2017-266      PROMOTION OF POLICE DEPARTMENT PERSONNEL - A. BARBIERI, T. CLARKE, P. MIZESKI & E. TASK
  
- 2017-267      AWARD OF PROFESSIONAL SERVICE CONTRACT HEINTZ & FIORE, AIA, LLC - ARCHITECTURAL SERVICES
  
- 2017-268      AWARD OF CONTRACT – MY TECH GUY - POLICE DEPARTMENT COMPUTER MAINTENANCE
  
- 2017-269      AWARD OF CONTRACT – J & M LANDSCAPING MUNICIPAL COMPLEX COURT YARD IMPROVEMENTS
  
- 2017-270      KONKUS CORPORATION - CHANGE ORDER #1 DEAD RIVER ROAD IMPROVEMENT PROJECT
  
- 2017-271      APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE STATE OF NEW JERSEY TO THE WARREN TOWNSHIP POLICE DEPARTMENT IN THE SUM OF \$2,332.71
  
- 2017-272      APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM GARDEN STATE MUNICIPAL JIF SAFETY GRANT 2017 IN THE SUM OF \$500.00
  
- 2017-273      APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE STATE OF NEW JERSEY – 2017 BODY ARMOR GRANT IN THE SUM OF \$2277.50
  
- 2017-274      APPROVAL OF THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET RECEIVED FROM THE STATE OF NEW JERSEY – 2017 SOMERSET COUNTY MT. BETHEL MEETING HOUSE GRANT IN THE SUM OF \$122,230

- 2017-275 AUTHORIZING LETTER AGREEMENT WITH PREMIER DEVELOPMENT LLC, K. HOVNIANIAN NORTH JERSEY ACQUISITIONS LLC AND WARREN TOWNSHIP WITH RESPECT TO THE PROFESSIONAL SERVICE CONTRACT ESCROW ACCOUNT WITH BOHLER ENGINEERING
  - 2017-276 AWARD OF PROFESSIONAL SERVICE CONTRACT BOHLER ENGINEERING ENGINEERING SERVICES
  - 2017-277 AUTHORIZATION COMMODITY RESALE SYSTEM AGREEMENT WITH THE COUNTY OF SOMERSET FOR 2017 - 2021
  - 2017-278 AUTHORIZING ISSUANCE OF FIREWORKS PERMIT POP WARNER ATHLETIC FIELD
  - 2017-279 AUTHORIZING THE DISPOSAL OF METAL SHELVING AND WOODEN ENDCAPS LOCATED AT WARREN TOWNSHIP LIBRARY BASEMENT
  - 2017-280 AUTHORIZING BUDGET TRANSFERS IN THE AMOUNT OF \$145,500
  - 2017-281.1 AUTHORIZING AMENDMENTS TO THE PERSONNEL POLICY
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**DEFERRED BUSINESS** – there was none at this time

**DISCUSSION:**

- a. Affordable Housing  
Atty. Lehrer had no new updates to report.
- b. 17 Rockage Road – License to cross drainage easement with sewer connection  
Based on the memo submitted by Administrator Krane, the Township Committee will authorized the Township Engineer to complete an analysis and inspection of the property. A resolution for such will be on the December 14 Township Committee Meeting.
- c. 2018 Reorganization  
January 4, 2018 at 6:00 PM is the Township Committee’s Re-organization Meeting  
A list of needed appointments for 2018 for all the Boards and Committees has been prepared by Clerk Reese and will be distributed to the Township Committee.
- d. Request to Vacate Conservation Easement – 82 Briarwood Drive  
This item is deferred in order for additional research to be completed.
- e. 2018 Bond Sale  
After reviewing the memo prepared by the CFO, a discussion ensued and Administrator Krane was advised to prepare the bond sale resolution for the December 14<sup>th</sup> Township Committee meeting.
- f. Debris Management Area – Dock Watch Quarry  
The items that concerned the Township Committee have been addressed in the revised agreement.

**TOWNSHIP OF WARREN  
RESOLUTION 2017- 283**

AUTHORIZING THE EXECUTION BY THE FIRE MARSHAL OF A  
PRE-APPROVAL REQUEST FORM FOR A TEMPORARY DEBRIS MANAGEMENT AREA AT  
THE FORMER DOCK WATCH QUARRY, BLOCK 34, LOT 25

Deputy Mayor Sordillo made a motion to approve Resolution 2017-283. Seconded by Committeeman Lazo. Roll Call: All in favor

- g. Somerset County Library Commission – Host Library Fee  
Somerset County Library Commission pays the towns that host a Library facility. This year Warren Township received \$35,778.00
- h. The Grotto  
Mayor Garafola received a letter from Ava and Alex Maloney about cleaning up the Grotto area behind the Elks building and after inspecting the property would like to have it cleaned up. Administrator Krane will arrange a meeting with the Elks to discuss a mutual solution.
- i. Habitat for Humanity  
Mayor Garafola would like to donate a piece of land for Habitat for Humanity to build in Warren. Administrator Krane will review the township owned property within sewer access areas.

### **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.

Resident Janet Estenes – 21 Mountain Ave

Ms. Estenes is upset about the construction at the East County Park. Administrator Krane explained that the County always had 4 phases for this park when they purchased the land 4 years ago, this is the start of Phase 3. Details of the plan are available on the Somerset County website.

Resident Rick de Pinho - 11 Wilshire Road

Mr. de Pinho asked about how to change the township's form of government to have an elected Mayor. Atty. Lehrer read from the State's statute, 40:69 A-1, with regards to the procedure for this process.

As there was no further business to discuss, Committeeman Lazo made a motion to adjourn the public meeting and return to Executive Session to discuss the remaining personnel items that needed to be completed on Resolution 2017-262. Seconded by Deputy Mayor Sordillo, Voice Vote: all in favor.

The Township Committee returned to public session at 9:54 PM, Mayor Garafola made a motion to adjourn, seconded by Committeeman Lazo. Voice Vote: All in favor. The public meeting adjourned at 9:55 PM.

Respectfully submitted,

Cathy Reese, RMC  
Township Clerk

Approved: December 14, 2017