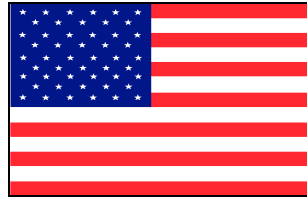


*This is a **Draft** of the Agenda, and is subject to change on or before the Public Meeting on April 11, 2019*



**United We Stand**

**TOWNSHIP OF WARREN  
TOWNSHIP COMMITTEE PUBLIC MEETING AGENDA - Revised  
April 11, 2019 – 7:00 PM**

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was published in the Echoes Sentinel on January 24, 2019. Fax Notices were sent January 17, 2019 to the Courier News, Star Ledger and TapintoWarren and by 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.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL:**

Historic Sites Committee Comments

- 4. PUBLIC HEARINGS**

**ORDINANCE 19-13** (Second Reading/Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22A ENTITLED "AH-4 AFFORDABLE HOUSING DISTRICT"

Public Hearing

Motion to adopt Ordinance 19-13, second, discussion, roll call

**ORDINANCE NO. 19-19** (Second Reading/Adoption)

ORDINANCE AUTHORIZING EXECUTION OF A GROUND LEASE AGREEMENT FOR A PORTION OF THE PROPERTY ON BLOCK 83, LOT 4 FOR CONSTRUCTING 32 AFFORDABLE HOUSING UNITS FOR DEVELOPMENTALLY DISABLED PERSONS

Public Hearing

Motion to adopt Ordinance 19-19, second, discussion, roll call

**ORDINANCE NO. 19-20** (Second Reading/Adoption)

CHAPTER XVI (16) ENTITLED "ZONING," SECTION 5.25 ENTITLED "PROHIBITED USES," SECTION 4.2 ENTITLED "DEFINITION OF TERMS," AMENDING SECTION 13.2(c) ENTITLED "PERMITTED USES" OF THE REVISED GENERAL ORDINANCES OF WARREN TOWNSHIP.

Public Hearing

Motion to adopt Ordinance 19-20, second, discussion, roll call

**ORDINANCE NO. 19-21** (Second Reading/Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND AND SUPPLEMENT SECTION 2-35 ENTITLED "OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND" THROUGH THE ADDITION OF NEW SUBSECTION 2-35.8 ENTITLED "DUTIES OF THE TOWNSHIP COMMITTEE" AND SECTION 2.11 ENTITLED "ENVIRONMENTAL COMMISSION" BY AMENDING SUBSECTION 2-11.2 ENTITLED "DUTIES OF COMMISSION" BOTH OF CHAPTER II ENTITLED "ADMINISTRATION" OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN.

Public Hearing

Motion to adopt Ordinance 19-21, second, discussion, roll call

**5. MOTION TO APPROVE TOWNSHIP COMMITTEE MINUTES FOR:**

Regular and Executive Session for March 14, 2019

**Second, Voice Vote:**

**6. REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS**

**7. REPORTS OF STANDING COMMITTEES**

**8. COMMENTS ON AGENDA ITEMS**

**9. BILLS**

RESOLUTION NO. 2019-091

Motion to adopt, second, discussion, roll call

**10. COMMUNICATIONS AND PETITIONS –**

RESIGNATION OF Sandra Ponzio from the Environmental Commission need to fill the vacancy

**11. OLD BUSINESS:**

**12. NEW BUSINESS:**

**ORDINANCE NO. 19-22** (By Title for Introduction)

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$34,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF AN ENCLOSED CAB AND LIFT, AND RELATED EQUIPMENT, FOR THE WORKMAN FOR USE BY THE PUBLIC WORKS DEPARTMENT.

Motion to approve on first reading, second, discussion, roll call

Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-23** (By Title for Introduction)

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$40,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF A

STAINLESS STEEL TRUCK BODY AND RELATED EQUIPMENT TO BE INSTALLED ON AN EXISTING CAB AND CHASIS FOR USE BY THE PUBLIC WORKS DEPARTMENT.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-24** (By Title for Introduction)

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$21,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF THREE HVAC UNITS AND RELATED EQUIPMENT TO BE INSTALLED IN THE POLICE COURT BUILDING.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-25** (By Title for Introduction)

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$70,000 AS AN APPROPRIATION FROM THE CAPITAL FUND BALANCE TO PROVIDE FUNDING FOR THE OVERLAY OF VARIOUS ROADS. SAID FUNDING TO BE IN ADDITION TO FUNDS TO BE PROVIDED IN THE 2019 BUDGET.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-26** (By Title for Introduction)

AN ORDINANCE AUTHORIZING THE AMOUNT OF \$27,000 AS AN APPROPRIATION FROM THE CAPITAL IMPROVEMENT FUND TO PROVIDE FUNDING FOR THE PURCHASE OF A ZERO TURN MOWER AND RELATED EQUIPMENT FOR USE BY THE PUBLIC WORKS DEPARTMENT.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-27** (By Title for Introduction)

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$190,000 FOR THE ACQUISITION OF A DUMP TRUCK WITH PLOW SPREADER AND RELATED EQUIPMENT FOR AND BY THE TOWNSHIP OF WARREN IN THE COUNTY OF SOMERSET, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$180,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING PART OF THE APPROPRIATION.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-29** (By Title for Introduction)

AN ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS IN ORDER TO ESTABLISH A CAP BANK PURSUANT TO N.J.S.A. 40A:4-45.14

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 2019-30** (By Title for Introduction)

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XVI ENTITLED "ZONING" OF *THE GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN* BY REVISING SECTION 16-6 ENTITLED "AFFORDABLE HOUSING UNIT REGULATIONS FOR R-R (AH), R-10 (AH/MF), R-40 (AH/MF), R-MF, AH-1, AH-2, AH-3, AH-4, AH-5, AH-6, AH-7, AH-8, UR-LINDBERG AVE., UR-MT.

BETHEL, UR-MT. HOREB/MT. BETHEL AND UR-FLAG PLAZA DISTRICTS” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (“UHAC”) REGARDING COMPLIANCE WITH THE TOWNSHIP’S 3<sup>rd</sup> ROUND AFFORDABLE HOUSING OBLIGATIONS.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-31** (By Title for Introduction)  
AN ORDINANCE AMENDING SECTION 2-6 ENTITLED “FEES FOR VARIOUS MATERIALS” OF CHAPTER II ENTITLED “ADMINISTRATION” OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-32** (By Title for Introduction)  
AN ORDINANCE AMENDING SECTION 8-2 ENTITLED, “FEES” BY REPEALING AND REPLACING EXISTING FEE SCHEDULE IN SUBSECTION 8-2.1 ENTITLED, “CONSTRUCTION PERMIT FEES”.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**ORDINANCE NO. 19-33** (By Title for Introduction)  
AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XV ENTITLED “LAND USE PROCEDURES” OF *THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN* BY AMENDING SECTION 15-5.4 ENTITLED “AFFORDABLE HOUSING DEVELOPMENT FEES”.

Explanation: This Ordinance amends Section 15-5.4 entitled “Affordable Housing Development Fees” to (i) remove the requirement of a third-party escrow agreement with COAH; (ii) to authorize the Division of Local Government Services to direct the manner in which affordable housing trust funds are used in the event that the Township fails to comply with trust fund monitoring; and (3) to provide annual reporting of trust fund activity to Fair Share Housing Center and to post same on the Township website.

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**13. BUDGET  
RESOLUTION NO. 2019-092  
MUNICIPAL BUDGET OF THE TOWNSHIP OF WARREN, COUNTY OF  
SOMERSET FOR THE FISCAL YEAR 2019**

Motion to approve on first reading, second, discussion, roll call  
Public hearing is scheduled for May 9, 2019

**14. CONSENT AGENDA RESOLUTIONS**

Resolutions No. 2019-093 through No. 2019-096 and 2019-098 through 2019-101 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.

2019-093      AUTHORIZES THE SPECIAL TAX APPEAL ATTORNEY TO ENTER INTO A STIPULATION OF SETTLEMENT RELATIVE TO THE TAX APPEALS CAPTIONED WARREN CC ACQUISITIONS LLC BY CITIGROUP AS TENANT VS. TOWNSHIP OF WARREN, TAX COURT OF NEW JERSEY, DOCKET NO. 007960-2018.

- 2019-094 APPOINTMENT OF MEMBER TO THE WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT – DYLAN D’COSTA
- 2019-095 AUTHORIZING SIGNING OF MUNICIPAL GROUNDS PERMIT AND SIGN PERMIT - LIONS CLUB
- 2019-096 PROFESSIONAL SERVICES CONTRACT – WESTFIELD ARCHITECTS
- 2019-098 AMENDING PERSONNEL POLICY, SECTION 16, ITEM 2, SICK LEAVE POLICY TO INCORPORATE THE NEW JERSEY EARNED SICK LEAVE LAW
- 2019-099 IN SUPPORT OF RARITAN VALLEY MAYORS ALLIANCE FOR THE IMMEDIATE RESTORATION OF THE OFF-PEAK HOUR “ONE SEAT RIDE”
- 2019-100 AUTHORIZE APPLICATION FOR 2019 SOMERSET COUNTY HISTORIC PRESERVATION GRANT PROGRAM FOR RESTORATION OF THE EXTERIOR OF THE MOUNT BETHEL MEETING HOUSE
- 2019-101 AUTHORIZING INSTALLATION OF TEN (10) FIRE HYDRANTS AMERICAN PROPERTIES AT MT. BETHEL ROAD HERITAGE AT WARREN

Motion to adopt Resolutions No. 2019-093 through 2019-096 and 2019-098 through 2019-101. Second, roll call

**15. DEFERRED BUSINESS**

**16. DISCUSSION**

**17. PRIVILEGE OF THE FLOOR**

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

**18. ADJOURN**

**EXECUTIVE SESSION Immediately following the Public Session  
RESOLUTION NO. 2019-102**

- Bergen County United Way B84, L3
- Land Acquisition – B114, L26
- Contract Negotiations – PIRHL