

TOWNSHIP OF WASHINGTON, WARREN COUNTY

Regular Meeting  
August 15, 2017

The regular meeting of the Township Committee was held on this date at the Washington Township Municipal Building, 211 Route 31 North, Washington, N.J. The meeting was called to order at 7:30 pm by Mayor Robert Klingel.

SUNSHINE LAW COMPLIANCE – Mayor Klingel noted that this meeting was being held in compliance with the Open Public Meetings Law of 1975 in as much as a notice had been published in the Star-Gazette and transmitted to the Express-Times, posted at the Municipal Building and a copy is on file in the Clerk's office. This agenda is subject to change by order of the Washington Township Committee before and/or during the scheduled meeting.

ROLL CALL

Fiore, present; Klingel; present; Kovacs; present; Rossi, present; Willan, present

STAFF PRESENT

Anna C. Godfrey, Township Clerk; Attorney Richard Wenner; Peter deBoer, Township Administrator; Chief Cicerelle; members of the Police Department; Janice Congleton, Chief Financial Officer; Joseph Rossi, Construction Official; and Andy Hart, Assistant Superintendent of Public Works

SALUTE TO THE FLAG

APPROVAL OF MINUTES

A motion was made by Willan, seconded by Kovacs, to approve the Executive Session minutes of the regular meeting of June 20, 2017.

ROLL CALL: Willan, yes; Kovacs, yes; Fiore, yes; Rossi, yes; Klingel, yes

A motion was made by Willan, seconded by Rossi, to approve the minutes of the regular meeting of July 18, 2017.

ROLL CALL: Willan, yes; Rossi, yes; Fiore, yes; Kovacs, yes; Klingel, yes

A motion was made by Willan, seconded by Kovacs, to approve the Executive Session minutes of the regular meeting of July 18, 2017.

ROLL CALL: Willan, yes; Kovacs, yes; Fiore, yes; Rossi, yes; Klingel, yes

A motion was made by Willan, seconded by Rossi, to approve the minutes of the special meeting of July 31, 2017.

ROLL CALL: Willan, yes; Rossi, yes; Fiore, yes; Kovacs, yes; Klingel, yes

RESOLUTIONS

A motion was made by Fiore, seconded by Rossi, to approve Resolutions 17-119 and 17-120.

17-119 Resolution to Authorize and Approve Salaries and Wages for Certain Employees (Walter Koch / Police Sergeant)

17-120 Resolution to Authorize and Approve Salaries and Wages for Certain Employees (James Vernon / Police Corporal)

ROLL CALL: Fiore, yes; Rossi, yes; Kovacs, yes; Willan, yes; Klingel, yes

Chief Cicerelle announced James Vernon is being assigned to the position of Corporal and Walter Koch is being promoted to the position of Detective Sergeant. DSgt. Koch was administered the Oath of Office by the Township Clerk. The Committee took a five-minute recess and returned with all members present.

EXECUTIVE SESSION

A motion was made by Willan, seconded by Fiore, to approve Resolution 17-122, Resolution Authorizing Executive Session for a Meeting Not Open to the Public in Accordance with the Provisions of the NJ Open Public Meeting Act, N.J.S.A. 10:4-12 at 7:45 pm.

ROLL CALL: Willan, yes; Fiore, yes; Kovacs, yes; Rossi, yes; Klingel, yes

Attorney Wenner stated the Committee will be discussing a contractual matter dealing with a Financial Agreement as it relates to Asbury Farms Urban Renewal, LLC.

A motion was made by Rossi, seconded by Fiore, to come out of Executive Session at 8:15 pm. All were in favor. Attorney Wenner stated the Committee discussed a contractual matter dealing with a Financial Agreement as it relates to Asbury Farms Urban Renewal, LLC. No official action was taken. Copies of these minutes will be available at such time the Committee determines there is no harm to the public interest.

A motion was made by Fiore, seconded by Kovacs, to amend the Redeveloper's Agreement to include Section 4.9 relating to Affordable Housing obligations of the redeveloper as put forth in the redevelopment plan and discussed in Executive Session.

ROLL CALL: Fiore, yes; Kovacs, yes; Rossi, yes; Willan, abstained; Klingel, yes

#### ORDINANCE

A motion was made by Fiore, seconded by Rossi, to open to the public Ordinance 17-10, Ordinance of the Township of Washington, County of Warren, State of New Jersey Approving Application for Tax Exemption and Authorizing Execution of Financial Agreement in Connection Therewith for Block 65, Lots 1, 3.03, 8, 9, 11, 12, 13, 14, 15, 16 and Portions of Lots 2 and 4; Block 65.01, Lots 1, 1C0001 (Condo Unit 4) and 1C0002 (Condo Unit 3); Block 65.02, Lot 1 in the Township of Washington on second reading. All were in favor.

Joel Schnetzer, 240 Cemetery Hill Road, asked if age restricted housing will be included in the plans. Mayor Klingel stated there will be age restricted units. Robert Powell of Nassau Capital Advisors, LLC explained. J. Schnetzer asked how many units will generate school-aged children. Todd Poole, Project Redeveloper, discussed the unit types with J. Schnetzer. R. Powell outlined the annual dollar amount to be generated from this project. J. Schnetzer asked the Committee's plans for the money. Mayor Klingel stated he would like to use it to cover the amount of uncollected taxes then look at the Township's debt service and bonds to stabilize the municipal tax rate. He would also like to consider using a portion of the money to off-set the school and/or county portions of the taxes. Mr. Kovacs stated this will solve the Township's revenue problem. J. Schnetzer spoke of the motion made on the Land Use Board by Mayor Klingel and seconded by Mr. Fiore to designate this area for redevelopment and feels this is a conflict of interest. Mayor Klingel disagreed with J. Schnetzer and stated he follows the Municipal Land Use Law.

Karen Graf, 19 Partridge Run, asked that the school officials be included in the planning process. Although the schools have the physical space, costs would be incurred because the number of teachers has recently been reduced. K. Graf feels increasing the enrollment in the schools will be beneficial to the Township.

In response to J. Schnetzer's previous question, T. Poole explained one hundred eighteen units have the potential to generate school-aged children. It is projected thirty school-aged children will come from those units.

A motion was made by Fiore, seconded by Rossi, to close the public portion of Ordinance 17-10. All were in favor. A motion was made by Rossi, seconded by Fiore, to adopt Ordinance 17-10 on second reading.

ROLL CALL: Rossi, yes; Fiore, yes; Kovacs, yes; Willan, abstained; Klingel, yes

#### RESOLUTIONS

A motion was made by Willan, seconded by Fiore, to approve Resolutions 17-116, 17-117, 17-118 and 17-121.

17-116 Resolution Supporting an Alternative Acquisition of an Armored Vehicle and Two Diesel Generators with Auxiliary Tank and Trailer from the 1033 Military Surplus Program

17-117 Resolution Authorizing Sale of Surplus Property to the Borough of Washington for Nominal Consideration

17-118 Resolution Authorizing the Sale of Surplus Township Vehicles and Excess Equipment by Annual Warren County Public Auction 2017

17-121 Resolution to Authorize and Approve Salaries and Wages for Certain Employees (L. Frechette – Crossing Guard)

ROLL CALL: Willan, yes; Fiore, yes; Kovacs, yes; Rossi, yes; Klingel, yes

#### STAFF ADMINISTRATIVE REPORTS

Chief Cicerelle previously submitted a report and had nothing further to add.

A. Hart previously submitted a report and updated the Committee on the road improvement projects on Partridge Run, Mill Pond Road and Cemetery Hill Road.

Mr. deBoer previously submitted a report and noted the curbing vendor contracted from the Morris County Co-op was later deemed unqualified by the Co-op. The DPW corrected work done incorrectly by this vendor. Mr. deBoer updated the Committee on the remediation of the underground storage tank at the Parks & Recreation Building.

#### PUBLIC QUESTIONS AND CONCERNS

Mayor Klingel opened the meeting to the public. Seeing no one, Mayor Klingel closed the public portion of the meeting.

#### OLD BUSINESS

There was no Old Business at this meeting.

#### NEW BUSINESS

A motion was made by Fiore, seconded by Rossi, to approve the request from Eileen Parks to attend Municipal Finance Process Classes on September 13, 20, 27 and October 4, 18, 25, 2017.

ROLL CALL: Fiore, yes; Rossi, yes; Kovacs, yes; Willan, yes; Klingel, yes

A motion was made by Willan, seconded by Fiore, to approve the request to "Turn the Town Teal" from September 1<sup>st</sup> through September 30<sup>th</sup> in honor of the National Awareness Campaign for ovarian cancer.

ROLL CALL: Willan, yes; Fiore, yes; Kovacs, yes; Rossi, yes; Klingel, yes

Mayor Klingel requested additional details regarding the request from J. Ehrenkranz on behalf of the Domestic Abuse & Sexual Assault Crisis Center of Warren County to hold a candlelight vigil event outside the Municipal Building during the first week of October. Mr. deBoer will follow up with J. Ehrenkranz and the Committee tabled the discussion until the September meeting.

A motion was made by Rossi, seconded by Fiore, to approve the request from Nancy Godfrey and Ann Kilduff to attend the Warren County Municipal Clerk's Association 2017 Fall Mini Conference on September 14, 2017 in Harmony, NJ.

ROLL CALL: Rossi, yes; Fiore, yes; Kovacs, yes; Willan, yes; Klingel, yes

Mr. Fiore spoke briefly of the Best Practice requirements with regards to the Fire District.

#### REPORTS FROM OFFICIALS

Mr. Fiore stated the Recreation Committee will be placing a storage shed on Pacesetter Field and updated the Committee on the repairs to the basketball court and the bridge at Lake Marguerite. Mr. Fiore forwarded grant applications to the Recreation Committee and the Fire District. The Environmental Commission requested the Township put a farm that is currently for sale on Asbury Anderson Road into Farmland Preservation. Mr. Fiore updated the Committee on the status of the Township's foreclosed properties.

Attorney Wenner spoke to the Committee regarding the cell tower lease. A motion was made by Fiore, seconded by Rossi, to authorize the percentage of co-location rents that go to the Township to be 50% of the actual rent.

ROLL CALL: Fiore, yes; Rossi, yes; Kovacs, yes; Willan, yes; Klingel, yes

#### PAYMENT OF BILLS

A motion was made by Fiore, seconded by Willan, to approve the payment of the bills.

ROLL CALL: Fiore, yes; Willan, yes; Kovacs, yes; Rossi, yes; Klingel, yes

#### ADJOURNMENT

Hearing no further business to come before the Committee, a motion was made by Fiore, seconded by Rossi, to adjourn the meeting at 9:10 pm. All were in favor.

Respectfully submitted,

Anna C. Godfrey, RMC  
Township Clerk